



**308 Kents Road  
Jimbour East QLD**

Prior offers will be considered up until 5pm on Thursday 23rd April 2020. Property Description: Lot 2 RP 81499 - 218.126 Hectares ( 538.99 Acres) ( Freehold) Lot 2 RP 95104 - 158.455 Hectares ( 391.54 Acres) ( Freehold) Total Area - 376.581 Hectares (930.53 Acres) "Oban" is located in the renowned Jimbour Plains district and comprises black self mulching soils and is nearly all cultivated. It is located 6km from Jimbour and 31 km north of Dalby off the Dalby Jandowae Road. Within a 40km radius are 2 cotton gins, 1 grain to ethanol plant and numerous feedlots and grain receiving facilities. Properties rarely come up for sale on the Jimbour Plains so take this opportunity to make "Oban" yours for generations to come. NB: Over 300 mm of rain has fallen on the property from the start of 2020. Local Authority: Western Downs Regional Council Rates: \$6298.18 / 6 months (Approx). Services: Single phase electricity, telephone, mobile phone, school bus and mail services. Cultivation: "Oban" has a full profile of moisture and is all fallow to allow for planting opportunities in 2020. All of the property is cultivation except for the area around the infrastructure and tracks. Improvements: House: "Oban" is improved with a comfortable 4 bedroom house ( 2 air conditioned), office, large open plan kitchen/dining room ( air conditioner and wood heater) ,separate lounge room, bathroom, toilet and laundry and a large carport and front patio. Hot water is supplied by a solar hot water system. Other Ground Improvements include a rain water tank and garden shed. Machinery Shed / Workshop: Concrete and earth floored shed, floor area approx 420m<sup>2</sup>, enclosed 3.5 sides, electricity and lights, poly 13600l tank. Machinery Shed 2: 15.9 m x 28 m fully enclosed machinery shed with a door at each end, and built in silo . 1 x 45000 l rain water tank. Machinery Shed 3: 11.9m x 15m, enclosed 3 sides. Barn: Floor area 45m<sup>2</sup>, enclosed 4 sides, on stumps. Silos: 2x 100 ton silos. Paddock Shed 1: 24m x 18.7m, earth floor, 2 sections, partly open sides. Paddock Shed 2: 13.7m x 9.5m, basic farm shed. House Dam: Located next to the buildings, windmill syphons water to a high tank and then used for the house and gardens.

**CONTACT**

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**AGENCY**

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**AUCTION**

Starts : Wed, 29/04/2020  
Ends : Thu, 30/04/2020