



'Gaulton'

**3928 Macalister Bell
Bell QLD**

Lot 401 AG 3009 - 226.239 Hectares (559.03Acres) Freehold Lot 1 SP 276519 - 82.21 Hectares (203.14 Acres) Freehold Total Area 308.449 Hectares (762.17 Acres) 3928 Macalister Bell Road , Bell is a conveniently located broad acre farm with the dual capacity of quality cultivation soils or the potential to be a premier mixed farm for both grain and cattle grazing. The property has the grain infrastructure with machinery shed and silos as well as a modern hay shed and cattle yards. The choice is yours to make. It is located on the corner of the Bunya Highway and the Macalister bell Road, only 3 km west of Bell and 37 km from Dalby. Within a 50 km radius are 2 cotton gins, 1 grain to ethanol plant, Dalby cattle sale yard complex, numerous feedlots and grain receiving facilities. Bell State School is a P to 10 school. Properties as good as this rarely come up for sale so this is your chance to make your mark in the area. **Local Authority:** Western Downs Regional Council **Services:** Single phase electricity, telephone, mobile phone, school bus and mail services. **Cultivation:** " Gaulton" is a mix of country types ranging from heavy black alluvial soils to chocolate Coolibah soils . Approximately 273.16 Hectares (675 Acres) are cultivated with contour banks where necessary. Waterways are installed to carry the runoff from the higher ground. The balance area includes the buildings and infrastructure, water ways, shade areas and small area of grazing. **Improvements:** House: The house is a feature of the property. Built in 2007 approximately it is a brick Veneer house with Colorbond roof , double garage, front patio and rear outdoor area. It features 4 bedrooms, the main with ensuite and walk in robe, 3 with built in robes, large open plan kitchen/dining/living area, office, laundry, toilet and bathroom. The house is air conditioned. Ground improvements include 2 rain water tanks, clothes hoist, established garden lawns and shrubs. **Farm Improvements include:** Water - House bore with submersible pump and tank on high stand - Second Bore with mill and tank- not working, requires repairs - Third Bore with a mill - no tank or trough but reliable water Buildings - Machinery Shed/Skillion (24m x 12.6m, skillion 24m x 9.1m), 4 x 22500 l tanks, 7kw solar system on the roof - Hay Shed (11.9m x 27.9m), open front , steel frame, 2 x 22500 l tanks. - Silos (2 x 100 tonne, 2 x 50 tonne, 3 x 40 tonne, 1 x 70 tonne, 3 silos with aerators) - Yards (steel rail yards with cattle crush and loading ramp) - Barn (7.3m x 4.1m) Fencing - Mixed order internal and boundary fencing **Crop History:** 2019/2020 Summer- approx 200 acres French White and Panorama Millet. Approximately 45 Acres Wheat planted 6th August 2020. NB. Fitzsimmons Real Estate for themselves and the vendor of this property for whom they act give notice

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AUCTION

Starts : Wed, 16/09/2020
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