



155 Invicta Road, **Avondale**

RIVER FRONT FARM

LOCATION: Invicta/Kehls Road, Avondale – 25 klm North of Bundaberg.

AREA: 51.3 hectares (126.8 acres), 1 freehold title & 2.9 hectares leasehold title plus access to river slopes for grazing.

GROWING: Currently growing Rhodes grass hay, oats, barley & wheat for hay - has grown sugar cane & small crops.

WATER: 96mg/l river water allocation, extensive underground mains includes irrigation equipment, 1 mg/l dam with good dam site

SOIL: Mix of red, chocolate & gray loam - CONTAMINATE FREE

HOME: No house

SHEDS: 20m x 9m machinery shed with shower and HWS plus 6 x 6m lockup shed has power & phone, 12m x 6m lockup shed with power.

SPARE LAND: Treed knob area on ridge to build home with fabulous views over the property.

COUNTRY: Gently undulating country with contour banks going from a higher knob down to the river flats. Property is flood free, to the high bank with a large area along the riverbanks for grazing. There is approximately 1 klm of freshwater Kolan river frontage with access to river and sandy beach. The property is boundary fenced into 7 paddocks and has 2 road frontage.

MACHINERY: Includes irrigation equipment - Bare of all other machinery.

COMMENTS: Kolan River - there are BARRA in there, if you like fishing, sandy beach for the swimmers and a good expanse of water for the boaties. Property would be suitable for a number of farming ventures. Farming in the area includes - grazing, sugar cane, small crops, avocados & macadamia nuts, strawberries or just lifestyle.

PRICE: \$699,000 that is \$5220 per acre.

 51 ha

\$699,000

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