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Welcome

Thank you for your interest in **0 Cedars Road, SOUTH KOLAN.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



0 Cedars Road, SOUTH KOLAN

DROUGHT-PROOF GRAZING PROPERTY IN SOUTH KOLAN



EOI

This exceptional property spans across 350.97 hectares and is divided into 5 freehold titles, offering a versatile and expansive landscape for your agricultural pursuits.

Property Features:

- * Brand new set of steel frame cattle yards complete with a new vet crush.
- * Well-maintained fencing, approximately 7 years old, ensuring security and ease of management.
- * 3-phase power connection to the pump shed.
- * 80 Megalitre water allocation sourced from the Burnett River, piped throughout the cultivation area with hydrants.
- * Approximately 200 acres of fertile alluvial river soil cultivation, perfect for maximising productivity.
- * The property is fenced into numerous paddocks, facilitating rotational grazing practices.
- * Boasts approximately 3 kilometres of river frontage.
- * The majority of the property falls within the white zone, providing flexibility for various land uses, except for the river bank area.
- * Two dams and numerous watercourses, offering ample water sources for livestock and irrigation.
- * Excellent catchment areas present opportunities for additional dams.
- * Conveniently located just a short 15-minute drive from Bundaberg, providing easy access to amenities and markets.

Ideal for Livestock Grazing: Whether you're a seasoned grazier or looking to establish your agricultural enterprise, this property offers everything you need for success. With its fertile soil

and abundant water supply it's a haven for cattle and a prime opportunity to thrive in the livestock industry.

Contact Me Today: Don't miss out on this rare chance to own a premium grazing property in South Kolan!

For more information or to arrange a viewing, please contact Christine Banks on 0413 099 901. Seize the opportunity to make your agricultural dreams a reality!

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

Location

