



**SOLD**

**WELL MAINTAINED 300 ACRES, YARDS, BORE, WELL FENCED.**

Cattle Grazing or Lifestyle rural Block. 318 acres. Ideal breeder property to graze a few head of breeders or horses.

Lovely scenic block with rolling hills. Easy to muster cattle.

Water supply from Pierces Creek .New Solar pumps water from the bore to a tank situated on the high country and gravity feeds to troughs all over the property. Bore capacity is approx .300 gals per hour.

Subdivided into 5 paddocks, all lead directly to the cattle yards.

Cattle yards are well equipped with drafting pens, weaner yards, vet crush and loading ramp.

The property has a good mix of native grass and improved pastures of Rhodes Grass, Paspalum and creeping blue grass ideal for fattening and grazing cattle.

Currently stocking 40 breeders plus progeny or would run 75 steers.

Mail every week day plus school bus .

Situated on a Bitumen road only 20 mins drive north of Crows Nest.

The township of Crows Nest is located on the New England Highway, offering good exposure to passing traffic with a large number of vehicles utilizing the highway on a daily basis; • Crows Nest's proximity and connectivity with Toowoomba is a key strength for the local community providing access to medical, educational and retail . Crows Nest is only 2 hour driving distance for residents wishing to visit Brisbane and the Sunshine coast enhanced by the town's connectivity to the New England Highway.

Large scenic recreational dams are located in the Crows Nest area offering tourists, fishing and camping sites.

**1 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$530,000

**OPEN FOR INSPECTION:**  
N/A



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