360 HAZELDEAN ROAD, WURUMA DAM, EIDSVOLD, QLD, 4627











# SOLD

## "HAZELDEAN" FAMILY OWNED SINCE 1965

* Approx. 8344 acres in 3 freehold titles
* Plus approx. 650 acres of Nogo River lease country from Sunwater
* Undulating Narrow Leaf & Morton Bay Ash country that's been tordoned & cleared, all open country with Spear grass, Burnett Blue grass, fine stem Stylo & Wynn Cassia
* 100% white on PMAV with every acre 100% usable
* Capacity 900 - 1,000 breeders
* Water infrastructure is outstanding with 8 solars, 4 remaining mills & 1 electric jet pump with 3 unequipped bores - all reticulating to tanks and troughs throughout with backup systems, including 7 dams
* Fenced - give & take along the Nogo River
* Well maintained set of Timber Yards with dip, vet crush and near side branding facilities
* Separate loading yards situated at the beginning of the laneway to main yards
* Outstanding fencing throughout - majority split posts
* 13 main paddocks with holding paddocks throughout & 3 weaning paddocks off the main yards
* Main homestead has picturesque views overlooking Wuruma Dam / Nogo River, 4 bedrooms, office, renovated kitchen & bathroom
* Second home has been partly renovated, 3 bedrooms, renovated kitchen & bathroom
* Separate workers accommodation
* Numerous machinery, hay & workshop sheds, timber horse stables with day yard, loading ramp & feed shed
* EU Accredited

* Eidsvold *65km
* Primary education at Abercorn *36km
* Monto *65km - 2 primary & 1 secondary school, cattle sale every fortnight, a very self-sufficient community
* Teys meatworks Biloela – *110km
* CQLX selling centre – *300km
* Bundaberg - *230km

Agents Comments:
Exclusively presenting Hazeldean to the finest market in 2019. This outstanding property see's opportunity for large scale breeding or back-grounding enterprises. Presented in drought conditions (only 10 inches for the 2019 calendar year), the quality of this property & its

## 4 BED | 2 BATH | 0 CAR

PRICE:
$8,344,000

OPEN FOR INSPECTION:
N/A



**Kylee Seeds**
**0429849619**
kylee@atrealty.com.au
uniquepropertyagents.com.au