



**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
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- \* 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



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