



FOR SALE

FEED GALORE - RUN 150 BREEDERS

Yarrawonga to carry 150 breeders is just a fraction of the potential this property offers, try including a timber income and a mining lease.

- * 1 Freehold title consisting of 1337 acres
- * 3 Lease titles - 2911 acres
- * Total land area - 4248 acres
- * Yarrawonga is destocked and has an abundance of black spear grass, good coverage of Wynn Cassia throughout & natural grasses
- * Good open stands of Narrow leaf ironbark, moreton bay ash & spotted gum country
- * Freehold country has timber being cut and milled at present - good stands of Narrow leaf ironbark & spotted gum with the option of ongoing timber income potential
- * Steel post fencing throughout - some near new fencing in sections of boundaries
- * 1 stock well, 9 dams + Norton Creek running through the property with good water holes
- * 500 head approved feedlot - Yards not constructed to capacity, all environmental infrastructure is present (Run off Dams)
- * Railway line posts, timber rail cattle yards, vet crush, a covered near side calf race & cradle, crows nest pound & troughs
- * Timber framed shed with lean to & power, 1 concrete bay
- * Main residence is a lowset Queenslander - 3 bedrooms, main with ensuite, renovated bathroom, central lounge, new roof
- * 2nd residence - 2 bedroom combined dining, kitchen and lounge, covered entertainment area
- * Situated only 6.7 km of Nagoorin, approx 52km to Calliope & approx 166km to Rockhampton

5 BED | 3 BATH | 0 CAR

PRICE:

Click 2 Buy @ \$850,000

OPEN FOR INSPECTION:

N/A



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