



# FOR SALE

## NOT YOUR AVERAGE PROPERTY! A ONE-OF-A-KIND GEM, NESTLED IN CAPTAINS MOUNTAIN

### Features of 51 Mitchell Road:

Currently runs more than 90 head of cattle: With room for more including agricultural expansion.

Comfortable Living: Furnished 3-bedroom Queenslander with one bathroom, outdoor shower, well-equipped kitchen, over-height ceilings, dining room, spacious lounge, and air conditioning.

### Versatile Estate:

Spanning 490.10 hectares (1,211 acres) across three lots and two titles, this freehold estate offers a blend of lifestyle and agricultural opportunities. The property features both forested areas and large grazing spaces, supported by a reliable water supply from three deep dams and an on-site bore.

### Property Highlights:

- Bushwalking: Discover stunning natural landscapes.
- Four-Wheel Driving and Motorbiking: Adventures right from your doorstep.
- Extensive Trails: Explore endless house trails.
- Scenic Ridges: Enjoy breathtaking views of the homestead, along with magnificent sunrises and sunsets.

- Farming Potential: Prolific bore suitable for livestock and crops ensures continuous water supply.

- Farm Stay: Create your own farm stay for paying guests.

### Additional Infrastructure:

- Fully Fenced: Multiple paddocks with some electric fencing.
- Multiple Sheds and Machinery Sheds: Ample storage for equipment.
- Allis Chalmers D11 Dozer and Ford Tractor: Both need a little love but are valuable assets.
- Cattle Yards: Ready for minor updates.
- Old Chicken Coop: Adds rustic charm.

### Water Supply:

- Bore with Electric Pump: Reliable and never runs dry.
- Three Deep Dams: Ideal for livestock.
- Windmill with Turkey's Nest: Additional water resource.

### Power and Utilities:

- Mains Power and 3-Phase Power: Ensuring sufficient electricity.
- Water Tanks: Essential for water storage.

### Unique Structures:

3 BED | 1 BATH | 8 CAR

### PRICE:

\$1,200,000 Negotiable

### OPEN FOR INSPECTION:

N/A



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