



## FOR SALE

### PREMIUM WIDGEE GRAZING PROPERTY WITH DUAL TITLES, RICH SOILS & RELIABLE WATER

'Binya' covers 858 acres (345 hectares) across 2 titles and has long held the reputation as one of the best farms in the Widgee area. It is currently divided into 12 internal paddocks with 5 supporting bores servicing a number of infrastructure points. There is clear opportunity to run an efficient cattle operation with fodder production and support extra income streams including a property rental.

The property boasts:

- Fertile soils: Black alluvial (lower flats) rising to loamy scrub soils.
- Pastures: Grasses - Green Panic, Bisset Bluegrass, Rhodes, Paspalum, Pangola, Setaria, Hameln. Legumes - Siratro, Wynna Cassia, Stylos.
- Usability: 90% cleared and grassed with ~40 hectare steeper timbered land.
- Water Infrastructure: Secure bores & troughs to all paddocks, including house, and springs and dam
- Proven Cattle Operation: Efficient paddock and laneway setup all feeding down to a substantial cattle yard infrastructure (200 head capacity, crush, Tactic plunge dip, old dairy).
- Further Infrastructure: Multiple sheds allow for machinery, hay and general vehicle storage along with a lockable workshop (4 bay Colorbond shed, 10m x 12m machinery/hay shed with skillion, 6m x 6m workshop).

The location has good 40" annual rainfall and makes for a very good base of operations, given its proximity to selling centres and general South-East Queensland zones (Gympie, Woollooga, Murgon, Biggenden, South Burnett).

There is bitumen road frontage in both directions, making access very easy and with the ability to run ~250 trade cattle or combination including stud, this highly productive farm has solid income earning attributes along with further opportunities that can be unlocked (beef stud centre; transport centre; further increases to fodder and cell grazing).

The property also has an east facing, recently renovated three-bedroom home, which comes with a modern kitchen, bathroom, large double garage and established gardens serviced by bore water and rainwater tanks.

3 BED | 1 BATH | 4 CAR

PRICE:  
OFFERS OVER \$3,250,000

OPEN FOR INSPECTION:  
N/A



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# 2549 Gympie-Woolooga Rd Widgee

2549 Gympie Woolooga Road, 4570 Widgee, Queensland, AU  
 TOTAL AREA: 126.03 m<sup>2</sup> • LIVING AREA: 126.03 m<sup>2</sup> • FLOORS: 1

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.



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