

" Mulga Downs ", Bollon, Qld 4488

Other For Sale

Monday, 27 May 2024

" Mulga Downs ", Bollon, Qld 4488

Type: Other



Nick Dunsdon

Auction

• Agents Comments: "Mulga Downs" is a well-balanced property located in South West Queensland, equally suited to cattle, sheep or goat breeding. It is a property steeped in history, being a former Cobb n Co changing station, as well as boasting a BOM registered weather station for over 100 years. The forward-thinking vendors have set up an opportunity for the incoming purchaser to take advantage of multiple, diverse income streams if they wish, plus run a turnkey livestock enterprise with excellent water facilities and well thought out paddocks. "Mulga Downs" offers scale, diversity and value.

• 20,158 Hectares or 49,810 Acres. One Freehold title - Lot 4 NB38. • Located *120km West of Dirranbandi and *120km SW Bollon, *474km from Dubbo and *429km from Roma. (* denotes approximately) • Annual rainfall *15.8 inches. 100 year BOM registered weather station on farm. • Owners estimate 12,000 DSE or 1400 AE carrying capacity. • Registered Carbon Project opportunity available. • Gypsum Mine royalties plus opportunity to purchase the mining lease.

• The country equally suits sheep, cattle or goat breeding. Excellent mix of red loam soils with Mulga, Box, Wilga and Gidgee timbers, and grey alluvial flood plains from the Mungallala and Nebine Creeks. The country grows natural herbage and clovers in all seasons, as well as Buffel and natural grasses in summer. Currently presents with a good body of feed. • Water is an absolute feature of "Mulga Downs". 2 new natural flowing artesian bores piped to 31 new 5,000 gallon tanks and 46 new 12 foot multi stock troughs. • Boundary is fully exclusion fenced. • Internally fenced into 3 sections with 8x90x30. Paddocks consist of either 8x90x30 netting and steel posts, or 6 plain with steel posts. There is a 16km laneway and holding paddocks throughout. • Air-conditioned main homestead, air-conditioned second house, car bays. • 20x20 machinery shed, workshop, storage shed and hay shed. • 2x cattle yards, 2x sheep yards, 5 stand shearing shed, plus shearers quarters.