

0 Gulf Developmental Road, Croydon, Qld 4871



Livestock For Sale

Wednesday, 8 May 2024

0 Gulf Developmental Road, Croydon, Qld 4871

Area: 225800 m2

Type: Livestock



Grant Veivers



Simon Cudmore
0433160413

EOI

LAWD and Queensland Rural are pleased to present for sale Mutton Hole & Oakland Park (the Aggregation), a significant beef breeding powerhouse with conditionally registered Carbon Sequestration Projects, located in the heart of the Gulf of Carpentaria in Northern Queensland. KEY INVESTMENT HIGHLIGHTS INCLUDE:

- Comprising 225,800* hectares in total across two properties, known as Mutton Hole (140,300* hectares) & Oakland Park (85,500* hectares).
- Strategically located in Queensland's Gulf of Carpentaria, in proximity to Normanton (15* linear kilometres south of Mutton Hole) and Croydon (45* linear kilometres south-east of Oakland Park).
- A large-scale beef cattle breeding and backgrounding operation with an assessed overall carrying capacity of 17,600* Adult Equivalents (AE), incorporating Mutton Hole (11,700AE*) and Oakland Park (5,900AE*).
- Conditional approval to generate carbon credits under the Mutton Hole and Oakland Park Regeneration Projects, utilising the Human Induced Regeneration (HIR) methodology.
- Secure access to livestock water via 140* dams, sub-artesian groundwater bores and further natural water resources, capable of supporting a large-scale livestock operation.
- Benefitted by an efficient network of paddocks and laneways, as well as numerous smaller holding paddocks.
- Capital expenditure projects in recent years have focused on livestock handling facilities, water infrastructure, fencing, pasture improvement and accommodation.
- Available on a Walk-In-Walk-Out (WIWO) basis inclusive of livestock, plant and machinery, providing a turn-key opportunity.

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEST) MONDAY 01 JULY 2024. Grant Veivers (LAWD) - 0429 844 585 Simon Cudmore (LAWD) - 0433 160 413 Troy Trevor (QLD Rural) - 0408 502 576 Peter MacPherson (QLD Rural) - 0447 941 110*approximately