

**1442 Mt Hector Road, Boyne Valley, Qld 4680**



## Livestock For Sale

Monday, 22 April 2024

1442 Mt Hector Road, Boyne Valley, Qld 4680

Area: 3667 m2

Type: Livestock



Craig McLachlan  
0437187077

**\$3,400,000**

**SITUATED:** In the Boyne Valley 8km from Ubobo Township, 62 km from Calliope and 77 km from Gladstone, 68 km from Monto. Roads mostly all sealed to Gladstone and Monto.**SERVICES:** Power connected, TV and Mobile Phone services available. Store and Post office at Ubobo, Primary School at 16km at Nagoorin. Mail Service. Good access to Saleyards and Meatworks at Rockhampton & Biloela and Saleyards at Monto and Miriam Vale.**AREA:** Total Area of property is 3,667.3ha (9,062 Acres) Comprising 3,411 ha ( 8,429 Acres ) of GHPL and 258 ha ( 639 Acres) of L / Hold. Note: The Leasehold portion surrounds the old Township area of the historic Mt. Hector Gold Mine.**COUNTRY:** Country can be described as undulating with areas of flats and creek flats to hilly with good long hollows going back to steeper country Property is grassed with spear grass, kangaroo grass, softer natural grasses and paspalum in hollows. Property is mainly timbered with ironbark, spotted gum and bloodwood etc.**IMPROVEMENTS:****Dwellings:** Comfortable home consisting of 3 bedrooms, kitchen, lounge and dining, office, shower and toilet (septic) laundry etc. Outdoor covered entertaining / bbq area set in well maintained yard with garden areas and fruit trees. 2 Solar systems 1 x 5kw and 1 x 8kw to homes and sheds. 12,000 Gallon rainwater storage at house plus water from house well and pipeline.**Self contained heritage workers cottage** adjacent to the home consisting of 1 bedroom, kitchen & dining area, shower and toilet. (septic)**Sheds:** 12.5m x 10.5 m with attached work shop / storage shed with timber floor; 2 lock up garden sheds ; older storage shed; weatherboard saddle room. **Yards:** Set of older stockyards with new crush and loading ramp at time of sale. Horse yard and day paddock at house. Portable load out yard on Koolkoorum Creek**Fencing:** Property is fenced into 6 main paddocks plus smaller holding paddocks and horse paddocks. Fencing is generally in good condition with 9 km of new fencing done in past 2 years, renewed eastern boundary, recently renewed sections of northern boundary. A new fence virtually divides the property from northern to southern boundaries.**Water:** Property is watered by 6 Dams, seasonal creeks being Ridler, Connell , Koolkoorum and smaller creeks. In addition there are 5 Bores equipped with Solar Pumps to 5,000 gallon supply tanks and troughs. Also an underground pipeline of 40 to 60mm blueline poly runs from a bore (with solar pump) near the southern boundary through a large section of the property feeding 3 x 5,000 gallon tanks and paddock troughs in various locations.**CARRYING CAPACITY:** Currently estimated at 350 Breeders. More with further improvement.**PRICE:** \$3,400,000 ( Offers Invited)For further information call Craig McLachlan on 0437 187 077. **INSPECT BY APPOINTMENT ONLY.**