

2945 Beeron Road, Mundubbera, Qld 4626



Livestock For Sale

Thursday, 9 May 2024

2945 Beeron Road, Mundubbera, Qld 4626

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2063 m2

Type: Livestock



Philip Dowling
0429062588

P.O.A.

TOTAL AREA* 2063.2063 ha or 5098.18 acres (2 portions)PROPERTY DESCRIPTION* Mostly undulating with large open flats with stands of Narrowleaf , Ironbark, Broadleaf Ironbark and Brigalow.* The property has remained very tidy from regrowth considering the land was cleared some 30 years ago.ALSO AVAILABLE IN TWO (2) SEPARATE LOTS:-* LOT 10 NT103 (Northern Lot) 900.57ha or 2225.31 acres with no fixed improvements- would require new stockyards to be built on existing levelled pad* LOT 11 NT104 (Southern Lot) 1162.6315 ha or 2872.86 acres with all the improvements listed belowSOIL TYPES* Good forest soil running to red and blackGRASSES* Native Blue Grass, Buffel, Rhodes, Green Panic, Spear Grass, Fine Stem and Seca StyloWATER* Full frontage to Munboree Creek (approx 6km) and Beeron Creek through the property (springs fill permanent waterholes)* 20 Dams (some large lake like)* 2 Bores one equipped with electric motor pumps to 45,000 L concrete tank supplying house/yard and cattle troughsPADDOCKS* Fenced into five (5) large paddocks and 2 large holding areas near stockyards* Fencing is in good condition with 2km new 2023* Cooler and laneway to site for new yards accessing 3 paddocks (Northern end)FIXED IMPROVEMENTS* 3 bedrooms (2 built-ins)plus office Chamferboard home with separate lounge and dining, front verandah, carport/breezeway and attached self-contained granny flat* 9m x 6m Chamferboard Garage (concrete floor) with an attached 9m x 6m awning* 14m x 10m Hay Shed (steel & iron) with a 10m x 4m awning in front* Weatherboard Cottage* 14m x 12m Machinery Shed (timber & iron) one bay enclosed front and 3 bays open with gates* Timber and Steel Stockyards with races, vet crush and calf cradle both covered with water troughs* A levelled Pad for an additional set of stockyards (Northern end) with laneways from 3 paddocks leading to the areaOTHER* Old Airstrip on property* Electricity at home, telephone landline and mobile service around the property* Mail twice a week and School BusPMAV* All white on vegetation mapsCARRYING CAPACITY* Comfortably runs 500 breedersLOCATION* Situated 40km South of Mundubbera