

3170 Gunyarra Road, Andromache, Qld 4800



Other For Sale

Wednesday, 10 April 2024

3170 Gunyarra Road, Andromache, Qld 4800

Bedrooms: 3

Bathrooms: 2

Area: 1313 m2

Type: Other



Gary Johns

0738393100

EOI - Closing Thursday 30th May, 2024

Coastal Grazing With Irrigation
Location: Gunyarra Road, Andromache, via Proserpine Qld. 26km to the property boundary, 30km to the Homestead from the Bruce Highway. 10km South of Proserpine to the Gunyarra & Bruce Highway intersection.
Area: 1,313.15ha or 3,245 acres, 4 Freehold Titles + 1 Rolling Leasehold Title
Home: Solid lowset besser block home, besser block externally & internally. Three (3) bedroom, 2 bathrooms and toilets, open plan living, 10ft ceiling and front patio. Home in good condition, air conditioned throughout. Septic system.
Shed: Five (5) bay colourbond & steel shed being 12m x 30m in good condition.
Water: Electric equipped submersible bore pumping to the house, shed and yards. Fronts the Andromache River with a 40ha irrigation licence. Four (4) internal creeks and gullies with springs. One permanent stock dam. Property is very safe for water supply.
Soils: Very fertile soil types across the whole property. Excellent very fertile deep alluvial flats along the Andromache River.
Production: Property presently in beef production. Property would suit orcharding or any farming you desire as well. Large areas of excellent flat farm land.
Carrying Capacity: For the last 5 Decades, the property has consistently carried approximately 350 breeding Red Brahman females including bulls with weaners to the markets.
CATTLE: Approximately 350 breeding females plus followers including bulls. Cattle included in the sale, cattle presently on the property are included.
Pastures: Large areas under Pangola, other grasses include Indian Couch, Black Spear, Couch plus others including legumes, Seca Stylo, Verano and Amiga Stylo.
Vegetation: Large areas on the Vegetation map being white zone.
Country: Timbered areas carry Moretan Bay Ash, Blue Gum, Bloodwood and Cocky Apple Tree.
Yards: Timber and steel construction with vet crush, ramp and branding cradle.
Fencing: Fenced into 3 large paddocks and 6 small paddocks into a large lane system to the yards.
Fire Brand: Included in the sale.
Molasses: 5,000gal molasses storage tank.
Machinery & Equipment: List available included in the sale.
Gravel: Golden gravel pit on the property.
Property Status: This property with the breeding of Red Brahman cattle has had no use of tick chemicals, the property could likely go EU or Organic status certification.
Price: Expressions of Interest - Closing Thursday 30th May, 2024 @ 5.00pm
Remarks: Excellent productive property at the end of the Road in its own Valley with Pangola flats, fertile soils and irrigation licence. Close to Whitsunday Coast Airport, Proserpine, Airlie Beach, The Whitsundays, Bowen Coal Basin, beaches, fishing, crabbing and boating. This productive unique property is not often presented to the market. Property has great potential for a number of production activities. Inspection by appointment only.
For further information, please contact: Gary Johns - 0427 241 250 gary.johns@nh.com.au
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