

387-388 Hibbetts Road, Glen Echo, Qld 4570



Livestock For Sale

Monday, 22 April 2024

387-388 Hibbetts Road, Glen Echo, Qld 4570

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 799 m2

Type: Livestock



Rob Atkinson

\$5,900,000

Discover Coorambulla, a beautiful, highly productive 1,975 acre cattle property nestled in the peaceful valleys of the Glen Echo district in Queensland's South East. Surrounded by rolling hills and majestic mountains, this haven offers an idyllic home for livestock and people alike. Location Situated at 387-388 Hibbetts Road, Glen Echo, Qld 4570, Coorambulla is located 66 kms NW of Gympie, 70kms South West of Maryborough and 230kms from the Brisbane Airport. 25kms to Woolooga and 35kms from Gunalda. Woolooga and Gunalda have State Schools, schooling P-6. Private and public schools available in Gympie for both Primary and Secondary Schooling. School buses from Woolooga and/or Miva, 20kms from homestead. Gympie, with a population of approx. 40,000, has all services. Area and Tenure Coorambulla comprises 6 Freehold Titles on 799.6 hectares (1975.83 acres) within the Gympie Regional Council area. A Road easement consists of 18 ha (45 acres). Lot 6 Registered Plan 52596 Title Ref 11970215 Area (ha) 194.965 Lot 2 Survey Plan 179151 Title Ref 50558792 Area (ha) 175.1 Lot 4 Registered Plan 52596 Title Ref 11970213 Area (ha) 40.195 Lot 5 Registered Plan 52596 Title Ref 11970214 Area (ha) 105.461 Lot 114 Crown Plan LX942 Title Ref 16852213 Area (ha) 155.096 Lot 115 Crown Plan LX907 Title Ref 16852212 Area (ha) 128.791

Property Description Safe, heavy carrying, cattle country with abundance of improved grasses, legumes and water. These include Rhodes, Green Panic, Creeping Blue, Paspalum, Hamil and Setaria grasses and Seca, Wynn Cassia, Glycine and Siratro legumes. The land is open, undulating country with East and North West areas timbered. All other areas of the property comprising creek flats, hollows and gentle ridges are developed leaving adequate shade. Open timber include Blue Gum, Silky Oak, Crows Ash, Appletree Box, Narrow Leaf Ironbark and Various Figs. PMAV in place. Soils are mostly well structured alluvial soils with some light clays, ranging from almost black through to lighter soils, with pockets of rich scrub soil. The dams have very good holding capabilities. Rainfall and Climate Boasting an average annual rainfall of approx. 1000mm (40 inches) and a relatively frost-free climate, Coorambulla provides a favourable environment for livestock production. It's magnificent pastures, heavily grassed with a combination of improved grasses and legumes, ensure the wellbeing of both cattle and horses, while 21 fenced paddocks offer versatility and efficiency in grazing management. Located approximately 70kms west of Rainbow Beach and 75kms SW of Hervey Bay, as the crow flies, Coorambulla enjoys a great climate all year round. Water Water is abundant with 2 new bores, 1 solar powered and the other with a generator. These bores are supported by 12 good dams, creeks and gullies, some spring fed. Water can be pumped to numerous poly tanks which service troughs in most paddocks. Water from dams or bores is interlinked by poly pipe allowing supply to all paddocks from either source. Residences Located on a ridge, the homestead commands breathtaking views all around and is surrounded by established trees, providing shade and tranquillity. The highset spacious 3 bedroom, 2 bathroom Queenslander extensively renovated, featuring high ceilings, hardwood floors and timber vj walls. There is generous storage space, double carport, large airconditioned living areas and bedroom and a freestanding wood fireplace. A well appointed kitchen, gas oven and cooktop, brand new bathroom and open verandahs make this an epitome of spacious country comfort. There are numerous rainwater tanks supplying the house. Water for the garden is supplied via dam and/or bore water. Idyllic garden studio recently renovated. Mobile phone booster at homestead. A fully airconditioned 2 bedroom brick cottage is located approximately 450 metres from the homestead with open kitchen/dining/living area, bathroom, toilet and laundry. Water is supplied by a rainwater tank. Sheds 3 sheds are located near the homestead. A 12m x 11m open front machinery shed, a steel framed 16m x 9m workshop/storage shed with cement floor, and a 9m x 8m hay shed. All sheds are in very good condition. Stockyards and Fencing The stockyards, which are centrally located near the homestead are built of sawn timber rails and wooden posts. Some work areas recently renewed are steel cattle rail construction, these include the race, undercover vet crush, calf race and cradle. Fencing is in very good condition with some new fencing recently completed, including laneways. Livestock and Plant A purebred seedstock Droughtmaster herd of cows, heifers and bulls are available at valuation. Some plant and machinery is available at valuation.