

5305 Blackwater - Rolleston Road, Comet, Qld 4702



Sold Livestock

Thursday, 15 February 2024

5305 Blackwater - Rolleston Road, Comet, Qld 4702

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 10210 m2

Type: Livestock



Greg Hardgrave

Contact agent

WIWO BASIS (details to be advised)Highly developed, extremely well-watered scrub pastures with an emphasis on improved pastures (Buffel, Progardes, Creeping Blue Grass, Seca, Caatinga Stylo) in an area rarely offered on the open market. LocationRockland Spring is located on the Blackwater Rolleston Road. The homestead is 56 km south of Blackwater and 72 km north of Rolleston.Blackwater (56 km) is the nearest service centre and provides most services. Major services are available at Emerald (115 km) and Rockhampton (225 km).AREA AND TENURE• Total Area – 10,210.2 hectares (25,230 acres) Freehold. • Lot 8 Ht 219 Parish of Ballamoo, County of Humbolt. • Central Highlands Regional Council Rates approx. \$11,750.00 per ½ year.COUNTRYRockland Spring is situated in an area (Blackwater, Rolleston & Comet) renowned for first-class Developed Scrub. Rockland Spring comprises:• Approx. 6,220 hectares (15,360 acres) are principally well developedscrub pastures covered with Buffel, Progardes,Creeping Blue Grass, Seca and Caatinga Stylo, and areas of Green Panic. • Approx. 3,000 hectares (7,410 acres) of light sandy tableland country covered with native grasses and a thick infusion of Seca, Wynn Cassia, and Buffel. • 500 hectares (1,235 acres) are partially escarpment country, forming a natural barrier to the east, i.e., the Shotover Range and the Blackdown National Park. • Balance 500 hectares (1,235 acres) very light and, in places, steep sloping country running from small areas of Spinifex, Lancewood to areas of Ironbark, which in places has good strands of Wynn Cassia, Seca, and Buffel.SUMMARY OF LAND TYPES AND IMPROVEMENTS• 6,200 hectares (15,360 acres) Developed Scrub Pastures (Brigalow and Blackbutt Country). • 3,000 hectares (7,410 acres) Developed Tableland Country (Ironbark, Wattle, intersected with scrub areas and the odd Bottletree). • 500 hectares (1,235 acres) Lancewood forest, areas of Spinifex and Ironbark. • 500 hectares (1,235 acres) Escarpment Country. • Approx. 1,619 hectares (4,000 acres) double-ripped (3 years prior). • Approx. 607 hectares (1,500 acres) of which 50% is double-ripped and 50% is single-ripped (4 years prior). • Approx. 1,093 hectares (2,700 acres) single-ripped (2 years prior). AGENTS' COMMENTSRockland Spring presents an outstanding opportunity to acquire a substantial, balanced and highly developed freehold property in a very tightly-held area of Central Queensland. The spring is a huge asset, fully utilised throughout the holding. The location on all-weather roads to major towns and selling centres adds to its value.