

5570 Fernlee Road, Bollon, Qld 4488



Other For Sale

Friday, 8 March 2024

5570 Fernlee Road, Bollon, Qld 4488

Area: 10572 m2

Type: Other



Rob Wildermuth
0428222687

Auction

• 10,571.603* Ha or 26,123* acres, One Freehold Title • 55*km South West of Bollon with 20*km of bitumen. • 16,000* acres, is reasonably level, with gilgai's and shallow channels; these 16,000* acres comprise roughly 11,000* reddish/black soil of Gidgee, Whitewood, Leopardwood, Box, and Sandalwood country and 5000* acres of black soil, Brigalow, Belah and Coolibah country. 12,000* acres were pulled in January 2022 and seeded with Buffel grass and Silk Sorghum. Buffel and Mitchell grass are the predominant pastures, along with many native grasses, including Blue Grass, Native Millet, and herbage, including button grass, pigweed and crow's foot. • 10,000* acres of undulating red Mulga country, interspersed with Eucalyptus swamps and watercourses. • Boundary is exclusion fenced on two sides, and the balance of the boundary is Waratah hinged joint. Seven main paddocks plus laneways with the internal fencing plain and barb wire. Most fencing near new. • A new share flowing bore and watering infrastructure was equipped in 2007/8 and feeds 23 poly tanks to 27 cement stock troughs. Three dams, two wells, swamps and creeks. • "Delmar" benefits from the watershed extending from the property's Western edge to North of the Balonne Highway, which provides overland flow for 60%* of the property. • Cattle yards, shearing shed and yards, and shearer's quarters. • 4 bedroom home, workshop & storage shed. • "Delmar" has a great mix of country, with the Mulga complementing the level, heavier open country, which carries a volume of grass ideal for backgrounding or fattening. Water is a property feature; stock waters are piped from the flowing bore, and the country benefits from a large catchment area providing overland flow across the property. Quality improvements, waters, fencing, and country make "Delmar" a low-cost, easy-management property. A detailed Information Memorandum is available to interested buyers. Auction, Friday 12th April 2024 at 10am. Level 26, 111 Eagle Street, Brisbane*Approximately