

**6614 Carnarvon Highway, Roma, Qld 4455**



**Sold Livestock**

Wednesday, 23 August 2023

6614 Carnarvon Highway, Roma, Qld 4455

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 16**

**Area: 430 m2**

**Type: Livestock**

**\$2,300,000**

"Newholme" is located North of Roma on the Carnarvon highway (Bitumen Frontage) and is only 70km from the Roma Sale Yards, The largest selling facility in the southern hemisphere. This locality is historically tightly held and highly regarded as prime cattle fattening land. The 1,064.74-acre Freehold property boasts improved pastures of approximately 700ac of cutter barring and seeded back to silk sorghum & Buffel grass completed in 2019. Country description is categorised as undulating & highly elevated sitting on top of the Great Dividing Range at 450m above sea level. Quality soft and sweet mixed scrub soils being originally timbered by Brigalow, Belah, Wilga, Box, Sandalwood, Ironbark with scattered bottle trees throughout. Locked in PMAV vegetation mapping shows the property is completely category X and can be utilised for farming or grazing operations. "Newholme" is watered by 2 sub artesian water bores both equipped with electrical down hole submersible pumps. These bores service 2 troughs located in 1 holding paddock & the yards, They also supply water to 3 x 30,000 litre water storage tanks and the cottage. This is backed up by 3 supporting dams with the largest being approx. 8,000 yards in size. Separated into 4 main paddocks, 2 smaller holding paddocks and a lane way. The internal & boundary Fencing is all new 5 barbed construction, with drill pipe and cattle rail end assemblies apart from the northern boundary & the eastern internal fence which is in older condition but is regarded as stock proof. Improvements on the property consist of a 2-bedroom cottage with kitchen, shower and toilet along with a front veranda. A Large 16 bay machinery shed measuring in at 4.2m high, 18m wide & 18m long. A shearing/storage shed is also located on the property 16m Wide x 18m Long. Steel framed cattle yards constructed in 2019 with a working capacity of up to 150 adult head is equipped with a loading ramp, drafting pound, undercover vet crush & branding cradle setup and ready for operation. Carrying capacity is estimated to run 180 grower steers at 1 head per 6 acres. Services to the property include bitumen access to the front gate, rural power, school bus run, mail service twice weekly, primary & secondary education at Bymount state school P-6, Roma State College P-12 or St John's catholic school P-12, Roma hospital located approx. 70 kilometers away. Early stocking entry to the property will be offered to the successful bidder upon the fall of the hammer and signing of the contract (terms & conditions apply). To book an inspection please contact Andrew Busiko (0427 622 783) or Brad Neven (0427 626 386) the exclusive listing agents at LJ Hooker Roma.