

663 Tango Road, Alpha, Qld 4724



Livestock For Sale

Wednesday, 8 May 2024

663 Tango Road, Alpha, Qld 4724

Area: 11796 m2

Type: Livestock



Grant Veivers



Darren Collins
0404781787

EOI

LAWD is pleased to present for sale Maryvale, an outstanding backgrounding and finishing opportunity with organic certification, situated in the Alpha region of Central Queensland. KEY INVESTMENT HIGHLIGHTS

INCLUDE: • Comprising 11,796* hectares (29,148* acres) across two freehold titles and one leasehold title.

- Strategically located west of the Drummond Ranges in the tightly held Central Queensland region, 35* kilometres east of Alpha, 125* kilometres west of Emerald and 750* kilometres north-west of Brisbane.
- Certified in accordance with the Australian National Standard for Organic & Biodynamic Produce & the United States Department of Agriculture Organic Standards.
- An estimated carrying capacity of 5,000AE*, pending seasonal conditions.
- Favourable climate and reliable rainfall (average annual rainfall of 564* millimetres), with a mix of strong cracking undulating clays, deep sandy/clay loam and grey clay soil types.
- Comprising more than 95% of historically cleared and developed grazing land, well-established with buffel grass, forest mitchell and other native grasses.
- Secure access to livestock water via 7* sub-artesian groundwater bores, 21* earth dams, as well as creek frontage providing seasonal waterholes.
- Benefitted by an efficient network of paddocks and laneways, as well as numerous smaller holding paddocks.
- Operational improvements include two sets of steel cattle yards, a machinery shed, hay shed, workshop and hangar, a four-bedroom homestead, staff accommodation and a two-bedroom cottage.

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEST)
THURSDAY 20 JUNE 2024.*approximately