

# 709 Wyuna Road, Emerald, Qld 4720



## Sold Lifestyle

Tuesday, 12 March 2024

709 Wyuna Road, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 125 m2**

**Type: Lifestyle**



Duncan Maguire



Michael Maguire  
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**\$1,100,000**

Located 26kms North of Emerald on the Wyuna Road, with proximity to Emerald Saleyards, grain depots and stock feed providers. Multiple export abattoirs, feedlots and stud selling complex within 300kms. 309 acres comprising 150 acres of previously cultivated black soil; and 158 acres of good red sandy loam/clay country. Predominantly brigalow country with good stands of buffel and a mixture of blue grass and some seca stylo. Leucaena Park has typically been run as a cattle grazing operation with forage grown for stock feed. Houses- 4 Bed, 1 bathroom Queenslander style home- 2 Bed, 1 bathroom cottage - Completed to lock up stage - Power connected - New oven and dishwasher included- 2 x Dongas Sheds/Other- Truck Shed/Workshop 9m x 6m x 6m high- Hay/Saddle shed 9m x 4m - Divided in middle - Lockable both ends- 2 x Machinery Storage sheds - 7m x 5m - 6m x 5m.- 6m x 6m Shed fully enclosed- Dog Pens at rear of single carport- Cattle yards with head bail, loading ramp Paddocks- 6 paddocks each watered by trough- 2 holding paddocks Fencing- Boundary fence is stock proof, 3-4 barb wire- Internal fences are in fair condition, 3-4 barb wire Water- 1 x Bore - Pumps 15,000-22,000L/hr - Pumping at 600-700 GPH - Kestrel monitor usage and quality every 3 months- 1 x Stock Dam- 6 x troughs- 3 x Water tanks behind shed - Rainwater and bore water storage - Filter system off tanks Offered by Expression of Interest EOI closes 22/11/2022