

71 Huey Street, Black Jack, Qld 4820



Lifestyle For Sale

Thursday, 15 February 2024

71 Huey Street, Black Jack, Qld 4820

Area: 375 m2

Type: Lifestyle



Tom Slaney

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Auction

A blank canvas ready for the new owner's ideas and dreams-To be sold separately - TWO Freehold titles Close to town & schools Stylo pastures & good weight gains Location: 25km west of Charters Towers ... 20 minutes to schools, hospital, theatre, shops with school bus from the front door. Title & Area: Two Freehold titles Lot 43 – approx 169.5ha (418.67ac); Lot 49 – approx 206.3ha (509.56ac) Rainfall: Average rainfall 650mm pa Country: Though there are variations between Ulgula Lot 43 & Lot 49, the property generally consists of a mix of red soil & black soil, alluvial creek frontage and gravelly/sandy country timbered by Ironbark, Bloodwood, Box with an understory of Black & Silver Wattle, Silver Myrtle, Quinine, Cocky Apple and native shrubs. Most of the country is quite 'open' and well pastured. Typical pastures include a healthy stand of Black Spear, Urachloa, Indian Couch, Wynn Cassia and extensive Seca & Verano Stylo coverage. Buffel grass is evident along the creek frontage in Ulgula Lot 43. Ulgula has a reputation for quick response after rain and its ability to build a large body of quality feed, provided it is stocked sustainably. The properties have very little woody weed issues with only the odd Chinese Apple. Rubbervine plants are confined to the gully in Lot 43. There has been a good start to the wet season in early 2024. Carrying capacity: Earlier owners of Ulgula Park have run breeding herds, value-added cull cows and traded cattle ex the Charters Towers Saleyards week sales. It is an excellent location to trade and value-add such cattle. At sustainable cattle stocking rates the liveweight weight gain expectation should be in the order of 140kg pa, depending on the class and condition of cattle at entry. The properties reputation of 'quick response' after rain and an ability to build a large body of feed are particularly important for quick animal turnover. With perimeter exclusion fencing and suitable facilities, the blocks would also be suited to a goat herd. Water: Ulgula Lot 43 – This property has its water supply from a large dam on its western boundary. The red soil dam is fenced with 'trap' spears' and holding paddock and could be considered a permanent supply. In recent years the dam was de-silted with approx 8ft removed from the excavation. The water is suitable for stock. Drilling experts have suggested that the small seasonal creek, located in the vicinity of the bore on Ulgula Lot 43, may be suitable for a bore however this has not been drilled. Ulgula Lot 49 - though previously equipped with a Mill, the bore is now equipped with solar panels and a submersible pump setup. Currently rated at approx 300gals/hour the water quality is good. A tank and stock-trough complete the infrastructure. Fencing: Each of Ulgula Lot 43 & Lot 49 are boundary fenced with 3-barb construction in good condition. The boundary fence between Lot 43 and the Sellers Lot 40 (to be retained by the Seller) may be a give and take fence. Following settlement of the Contract, the Seller will at its cost, survey the common boundary between Lot 43 and Lot 40 and erect a new rural standard fence on that alignment. The boundary fence between Lot 43 and Lot 49, on a short 300mtr (approx.) section may be a give and take fence. In the event there are separate Buyers for Lot 43 and Lot 49, following settlement of the Contracts, the Seller will at its cost, survey the common boundary between Lot 43 and Lot 49 and erect a new rural standard fence on that alignment. Ulgula Lot 43 has a newly erected holding paddock around the Red Dam. Ulgula Lot 49 has a large newly fenced holding paddock around the bore. Once the boundary fence is relocated this will create an additional small paddock, adjacent to the bore. All fence lines cleared. Power: Neither property has Ergon power. It is suggested that solar power installation might be a cost-effective option for these blocks. Road Access: Access to Ulgula Lot 43 is from Huey Road. Access to Ulgula Lot 49 is from Huey Road but due to an encroachment on the gazetted road, the access deviates around an existing dam and through Lot 43. The Seller has addressed this by preparing a road access deed permitting the ongoing use and enjoyment by Lot 49 of the section of access track upon Lot 43 and will commence a simultaneous road closure and road opening to realign the gazetted road around the dam and along the location of the existing access track through Lot 43. For further information please refer to the draft Contract of Sale available prior to auction. Cattle yards: Neither block has stock yards. The vendor has a good set of stockyards adjacent to the Ulgula Park homestead which may be available to the new owners of Ulgula Lot 43 & Lot 49 for a short period after their property purchase settlement. House & Sheds: Neither block has sheds or accommodation of any sort. PMAV: A PMAV extends across a portion of Ulgula Park homestead block. Some of this PMAV area extends into Ulgula Lot 43 (see attached map). Buyers should conduct their own research, with the proper government authorities, as to the possibility of timber clearing, if desired. Disclaimer: The above report on Ulgula Lot 43 & Lot 49 has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties or guarantees, and prospective purchasers must rely on their own enquiries & research. ©