

83 Brooyar Road, Woolooga, Qld 4570



Livestock For Sale

Sunday, 26 May 2024

83 Brooyar Road, Woolooga, Qld 4570

Bedrooms: 8

Bathrooms: 6

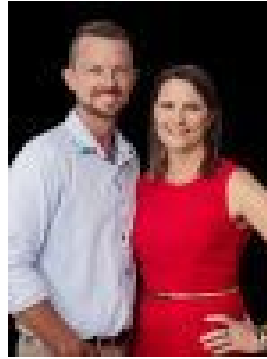
Parkings: 16

Area: 1121 m2

Type: Livestock



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Auction

'Brooyar Station' is one of the finest cattle stations in South East Qld, with a magnificent homestead over 100 years old combined with improvements, facilities and infrastructure second to none. Spanning a total of 2771 acres (1121.49ha), 'Brooyar Station' is divided into 11 freehold titles ensuring magnificent value and potential for future profit from each individual title as productive farms in their own right. 'Brooyar Station' has been maintained to the highest of standards ensuring quality of pastures and world class infrastructure. Situated in a high rainfall area (1000mm annually), 40km North West of Gympie in the rural area of Woolooga. 'Brooyar' is perfectly placed in the fast-growing North Coast/South East Queensland corridor— just 10 minutes to Woolooga Sale Yards, local Pub and café and an easy 30 min to Gympie, 40 mins to Maryborough and 2 and a half hours drive from Brisbane in close proximity to the upcoming 2032 Olympic Games. The main homestead is a magnificent 4 bedroom double storey home over 100 years old with large office, 2.5 bathrooms, and sweeping staircases. There is an inground pool 8 x 4 metre, spa and 6 car accommodation. The second home is a 2 x 2 bedroom managers quarters with 10 car garage and separate power located a few hundred metres from the main homestead. 40,000 litres of fresh rainwater supplies the main homestead and the managers quarters. Improvements and facilities include a massive 27m x 27m shed housing a total of 12 horse stables plus large horse arena supported by 2 x showers, full bathroom facilities and solar on the roof. There is a further powered 12x5m shed with full concrete flooring and 5 bay work shop nearby as well as 3 special purpose paddocks for working the horses. 'Brooyar' is fenced into 18 paddocks with mainly 4 and 5 barb wire in good condition, some in near new condition. There are 2 sets of cattle yards, a timber set with holding and drafting facilities and a steel set of yards with fully automated hydraulic 5 way draft, vet crush, weighbox and gates. The yards are located on 2 separate titles, one either side of Wide Bay Creek. 'Brooyar' has abundant water facilities with double frontage to permanent water from Wide Bay Creek running through the centre of the property and approximately 15 dams. There is a 30 megalitre dam and 5 dams of approximately 10 megalitre capacity. All of the titles have stock water which never ever goes dry. The country is of a very high quality with magnificent undulating rolling pastures including Callide Rhodes and legumes throughout the property. Carrying capacity is in excess of 800 breeders with the current owner proudly focusing on producing stress-free, grass-fed sustainable beef while supporting The Nature Positive Initiative and being a part of The Australian Carbon Credit Scheme. A newly established "Brooyar Eco Lodge and Caravan Park" provides an additional income stream to the property offering both powered and non-powered tent or caravan sites as well as the fully furnished, self-contained cottages/managers quarters if preferred. www.brooyarecolodge.com.au This is a one-of-a kind magnificent multi-titled grazing property with top class facilities in a highly desirable location, an opportunity not to be missed!

Summary Features

- 2771 Acres (1121.49ha) in 11 Titles, 40km NW Gympie, in the rural township of Woolooga QLD
- Carrying capacity 800 breeders, fully improved pasture including Callide Rhodes and legumes
- Double frontage to Wide Bay Creek, approx 15 dams including 1x30meg dam & 5x10meg dams
- Fenced into 18 paddocks with stock watering facilities to each of the 11 titles
- Beautiful 4 bedroom 2.5 bath Homestead, office, pool, spa, 6 garage accommodation
- 2 x 2 bedroom Managers quarters with 10 car accommodation, 12x5m shed with 5 bay workshop
- 27m x 27m shed with enclosed horse arena, 2 x shower and bathroom facilities, 12 horse stables
- 2 sets of cattle yards on 2 separate titles, 1 timber set with holding and drafting facilities
- 1 steel set with fully automated hydraulic 5 way draft, vet crush, weigh box and gates
- Additional income stream with established "Brooyar Eco Lodge and Caravan Park"
- Property is currently participating in The Australian Carbon Credit Unit Scheme
- 'Brooyar Station' is a stand out property of distinction - a jewel of the crown for the region!

PRICE: For Sale by Public Auction 10am Friday 05th July 2024 11/307 Queen St, Brisbane City

Contact marketing agents John Bambling on 0418 715 165 or Craig & Natalie Mellor on 0411 289 333 to arrange an inspection. All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.