

**996 Surat Development Road, Surat, Qld 4417**



**Sold Cropping**

Wednesday, 13 September 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 2128 m2**

**Type: Cropping**



Brad Neven  
0427626386

## Contact agent

LJ Hooker Roma is honored to present to market "COORAKI". Located only 10 kilometers south east of Surat or 85 kilometers from the Roma Sale yards the largest cattle selling facility in Australia. This 5,258.45ac grazing / farming enterprise has very well sustaining heavy black self-mulching soils of undulating downs country to undulating Bauhinia country moving down to creek frontage. With an estimated carrying capacity of 320 to 340 cow and calf units. With a 1,000 acres of cultivation With the wheat being recently harvested in October with the stubble remaining for hay or grazing. "Cooraki" is well watered with 2 x onsite bores, 1 x share bore, 6 x supporting dams & multiple seasonal water holes located along "Griman Creek". The main bore is equipped with a submersible solar pump with a current pumping rate of 600-700 Gallons per hour, this bore services the homestead and 3 troughs, the second bore is serviced by a wind mill located at the end of the southern paddock and supports 1 trough & dam. The Share bore is located on an adjacent neighboring property setup to service 1 trough on "Cooraki". The 6 supporting dams are located in various strategic positions across the property. The fencing is another asset to this property with 40% of the boundary fence being exclusion netting with steel end assemblies and good quality gates. For the internal fencing the property is split into 3 main Grazing paddocks, 3 cultivation paddocks & 3 small holding paddocks all with good to suitable 4 barbed fencing. The country consists of undulating black self-mulching soils supporting grasses such as Mitchell, Flinders & Blue grass with good herbage in season, moving into originally timbered Bauhinia, Belah, Brigalow, Kurrajong and Wilga country rolling into the "Griman creek" with already mentioned semi-permanent water holes. Improvements consist of a well maintained 4-bedroom, 1-bathroom homestead equipped with reverse cycle air-conditioning and outside undercover entertaining area. 4 bay machinery shed with the 5th bay a lockable workshop. The steel cattle yards have a capacity of servicing 120 adult head of cattle. Equipped with 5-way draft pound, steel loading ramp, Undercover branding cradle, weigh scale (screen not included) & vet crush with water connected into trough. Services to the property include bitumen access to the front gate, rural power, school bus run, mail service twice weekly, primary & secondary education at Surat state school P-10 with year 11 & 12 located in Roma, Surat hospital located only 10 kilometers away. Agent comments: "Cooraki" is completely setup for a quality backgrounding / fattening operation and is available for an immediate start boasting a quality amount of feed and 1,000 acres of cultivation. To book an inspection please contact Andrew Busiko or Brad Neven the exclusive listing agents at LJ Hooker Roma.