

Address available on request, Camboon, Qld 4719



Other For Sale

Tuesday, 12 March 2024

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Area: 161 m2

Type: Other



Mark Simpson
0418792647

Auction

Strong grazing country with frontage to Boam Creek, heavier soils suited to cropping and establishment of leucaena. Elevated home site with views across the property. Situation Located 14* kilometres south east of Theodore via the Woolthorpe Road. RPD and Rates The Real property Description is Lot 465 on Crown Plan DW235, freehold area 161.976 hectares (400* acres). Banana Shire Council ½ yearly rates are \$747.26 after early payment discount. Country The country is a mixture of heavy black soils along the western and northern sides rising to red and brown loams with some basalt. A good mix of improved and native pastures, the heavier soils include Biloela buffel, Flinders grass and blue grass whilst the lighter soils consist of blue grass, black spear and Gayndah buffel. Boam Creek runs through the south eastern corner of the property and carries a good stand of green panic and buffel. Leucaena is established on the adjoining property in the heavier soils. Water Equipped bore with submersible pump and solar panels supplies a 5,000 gallon poly tank and concrete trough. The bore was drilled 21/11/2021 with a depth of 30.8* metres and standing water level of 11.66* metres, flow rate was .6 litre/second (475* GPH). Seasonal holes in Boam Creek plus potential dam sites. Carrying Capacity Approximately 35 breeders on agistment, the country is rated as 1 breeder to 10 acres. The portable panel yards on the property belong to the agistor and are not included in the sale.