

# Address available on request, Longreach, Qld 4730

## Sold Livestock

Monday, 13 May 2024

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Area: 11086 m2

Type: Livestock



Walter Cooper

## Contact agent

Area: 11,091 Ha Freehold 27,396 Ac Freehold Lot and Plan: L11 C22822:GHFL 29/10974 & L1 PER5820:PO 29/5820 & L10 CM140 Country: Diverse mixture of country, which can be described as follows: 1/3 High soft desert country with a mix of timber including Mulga, Vine tree, Wilga, Dead Finish, Coolabah, Ghost Gum, Native Peach, Cassia, Currant Bush with native grasses, Buffel grass and areas of Spinifex. 1/3 Developed (pulled) pebbly Gidyea country which fronts the Darr River with flood-out country along "Strathdarr/Invercauld" boundary. 1/3 Boree Downs country interspersed with Coolabah channels and some Gidyea country with double frontage to Dingo Creek. Improvements: Water: Leander is watered by 14 dams, consisting of 9 single dams and 5 double dams, most of which have been recently cleaned out. House dam 52,000 yds. Frontage to Darr River with semi-permanent holes, and double frontage to Dingo Creek with semi-permanent holes. Fencing: Leander is fenced into 13 paddocks and one dry paddock. Part of a Wild Dog Fence Cluster, private and fully paid for, with neighbour "Old Dahra", which includes 29km of Leander boundary. Most internal fencing has been replaced in the last 20yrs with a two barb, 4 plain sheep style fence. 6-8km approx. of older fence. There is also a series of lanes and holding paddocks servicing yards. Buildings: One main machinery shed/workshop, two other sheds, stables, hangar servicing airstrip with cement floor. 6 stand shearing shed, Sunbeam 'Super Pro' gear, near new wool press. Steel bugle pattern sheep yards, additional lamb marking/crutching yards. Near new shearers lunchroom with kitchen, 2 beds and A/C. New toilet block and older, functional shower block. Homestead: Historic two-storey 9 bedroom homestead built Circa 1912. set in award winning garden with lovely shaded areas, lawn, creepers and hedges. Two Bathroom, A/C, Cold room. Services: Schooling in Longreach Public (LSHS) to Gr.12 and Private to Gr.10. Longreach School of Distance Education to Gr.10. School bus, early childhood centres in Longreach, Longreach Base Hospital. 240V Rural power, STD phone and internet at homestead with wireless connection to Telstra tower. Rainfall: 18 inches 450mm Carrying Capacity: Leander has traditionally run 6,500 mixed sheep consistently for years or cattle equivalent. Flock in the range 18-19 Micron, excellent lambing percentages, very clean wool growing country. Agents Comments: The property offers a tremendous diversity of pasture types with convenient all weather access to highway frontage and a short 31km drive into Longreach. Large enough to be a stand-alone enterprise or depot alike, Leander would suit a grazing family while also offering the local Longreach professional a rural base close to town. The Wild Dog barrier fence significantly reduces grazing pressure and assists in the control of pests/predators, increasing productivity. Presenting as a low cost operation with reliable water, good fencing and improvements. Marketing Agent: Walter Cooper | RPL0427 781 054 walcooper@ruralpropertylivestock.com