

**Address available on request, Mingoola, Qld 4380**



## **Mixed Farming For Sale**

Wednesday, 8 May 2024

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**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 10**

**Area: 515 m2**

**Type: Mixed Farming**



Darren Winkler

### **\$3.1m**

On behalf of our valued clients, T & W McCormack are proud to offer for sale the historic and productive 'Mingoola Station'. Located 57km from Tenterfield near the NSW/Qld border via a sealed bitumen road, the property is easily accessed by residents of both states. Mingoola Station was originally established in 1848 and consisted of a much larger holding. Today, the property consists of 515.7Ha or (1274 acres) of mixed farming, with a large seven bedroom homestead, two three bedroom cottages and impressive farm infrastructure. The station offers both livestock and cropping enterprises, with a current carrying capacity of 130+ beef breeders or 1200 sheep. In addition, goats can be grazed on the higher traprock country. The current owners have a mixed livestock operation consisting of approximately 90 mainly Speckle Park and Droughtmaster breeders, 500 Dorper sheep and approximately 90 Goats. Livestock water is supplied via a solar pump on the Severn River, which pumps to a header tank which gravity feeds to the troughs throughout the paddocks. There are also four dams situated on the property. To manage livestock the property has been divided into 16 paddocks. Nine paddocks are located on the 'river' side with seven paddocks on the 'hill' side. There are yards for both cattle and sheep/goats, with the cattle yards consisting of steel and timber construction and steel panelling for the sheep/goat yards. Cropping is possible on approximately 120 acres of irrigated country and 30 acres of dryland cropping. The irrigated country has a 195megalitre unregulated licence from the Mole River which is distributed via 25 hydrants located on a six-inch main which attaches to a 240 metre 'Valley' Lateral irrigator. The irrigated country is very productive with yields of 30,000 square bales of Lucerne being harvested per year over 5-8 cuts. Forage crops are also grown in the irrigated country with these crops also being baled and then grazed by livestock. The farming infrastructure is just as impressive, with a five bay machinery shed with concrete floor and solar power, a nearby machinery storage shed, a 32m x 10m x 6m Hay shed and a 1938 original woolshed and numerous out buildings and smaller sheds. As stated, there are numerous accommodation options with several income streams. The original homestead is nearly 100 years old, but it still possesses the beauty and grandeur from the day it was built. Perched high on a hill overlooking the property the 'arts and crafts' inspired homestead has been designed to use space efficiently and economically. Seven bedrooms which includes the original maids' quarters, formal dining room and lounge room. Two bathrooms, butler's pantry and pool room, with 14-foot ceilings are all encompassed at the back and front by spacious verandahs. The home is surrounded by gardens and adjacent to the homestead is a full-sized tennis court. There are two cottages located on the property - River Cottage and Silver Leaf Cottage. River cottage is located close to the woolshed and Severn River while the Silver leaf cottage is located closer to the main homestead. Both cottages are three bedrooms, with kitchens and bathroom. Both cottages are currently rented out as 'farm stay's and are very popular. The proximity of the rivers on this property are arguably the properties greatest assets. The Mole river is on the southern boundary with approximately 2km of river frontage. The Severn/Dumaresq Rivers are on the western boundary and has approximately 1.5km of river frontage. This is a chance to be part of history !