

'Akuna' Playfields Road, Ulogie, Qld 4702



Other For Sale

Wednesday, 8 May 2024

'Akuna' Playfields Road, Ulogie, Qld 4702

Area: 234 m2

Type: Other



Mark Simpson
0418792647

Auction

'Akuna' - Place of running water
Location The property is in the Dixalea district approximately 25 kilometres from Wowan and Dululu and 12* kilometres off the Burnett Highway. Biloela is approximately 60 kilometres via Tomlins Road to the south, CQLX saleyards 85* kilometres and the city of Rockhampton is 95* kilometres.
Real property description Akuna is described as Lot 88 on Crown Plan RN450, 234.718 hectares (580* acres) freehold
Country Comprising bluegum river flats interspersed with brigalow and softwood scrub with sweet soft forest grazing on the northern side of Playfield Road, there is no flood risk. Improved pastures of buffel, panic, seca stylo plus soft native grasses. Whole property Category X on the vegetation map. Areas along the river are suited for cultivation with neighbouring properties growing hay and grain crops. Fencing Extensive fencing programme carried out in the last 12 months with approximately 9.5 kilometres of new 3 and 4 barb fencing. 3 watering squares service the paddocks.
Water The Don River and Centre Creek form the southern boundary of the property, with approximately 3 kilometres of river and creek frontage that features a large spring fed permanent water hole at the Kingsborough Recording Station. The bore drilled in 2023 has a depth of 51* metres and SWL of 12.5* metres has 125mm PVC casing and tested at 1,188 litres/hour. Grundfos solar pump, via 50mm poly pipe supplies 10,000* gallon poly tank above the yards and then gravity feeds to troughs in the watering squares, in total there is approximately 2 kilometres of new 50mm poly pipe. Pump site from the river can supply the pipeline from the bore. Surface water from a dam constructed in 2024, capacity approximately 11,000 cubic metres with a depth of 8* metres. Semi-permanent swamp.
Cattle yards New set of steel panel cattle yards with vet crush and Morrisey calf cradle and race. * approximately