

Alcheringa, Wandoan, Qld 4419

Other For Sale

Tuesday, 26 March 2024

Alcheringa, Wandoan, Qld 4419

Bedrooms: 3

Area: 497 m2

Type: Other



David Benham
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Auction

Location: Located *31km NW of Wandoan, *56km SW Taroom and *309km WNW of Toowoomba. Area, Tenure & Rates: Lot 42/FT505. *497 Hectares (*1,228 Acres) Freehold. *\$2,505.61 half yearly after discount - Western Downs Regional Council. Services: Bitumen access, telephone (mobile coverage over property), schools P-10 Wandoan and Taroom, shops and rural merchandise, Police and sporting clubs in Wandoan and Taroom. All weather access to Roma (*175km) the largest cattle selling centre in Australia, which also provides a full range of health, education, government regional offices and retail. Fencing: The property is well fenced into 12 paddocks with principally 4 barbs plus a laneway system to the yards. Country: Gently undulating property being Brigalow, Belah and Softwood scrub soils which is fully developed with strategic shade areas left. The property has an extremely good vegetation map and shows little regrowth. Total area, with the exception of the creek area, is arable and extensive contour banks are in place. Property is currently all pasture improved with tropical grasses and winter herbage in season. Water: Very well-watered with 5 dams and access to the Grosmont Artesian Share Bore reticulated through 2 turkey nests and extensive troughing. Share bore with a total of 16 share members, pumps *8,000 gallons/hour which is remotely monitored with an app. Annual Rainfall: Annual rainfall *26 inches or *650mm. Improvements: A solid home of 3 bedrooms and large living area with views over the property, a detached laundry and carport and a large machinery shed are all fenced in the homestead complex. Yards are of steel construction with undercover crush, branding race and new loading facilities, ongoing renovations have recently been completed. Remarks: One of the best properties in arguably the best fattening region in Queensland. "Alcheringa" is a superb property with excellent soils, pasture development and access to markets. "Alcheringa" is a very viable proposition as a fattening property or stud depot. Its location in the tightly held Grosmont region, demands an inspection.