

**L1583, 117 Aspennell Road, Bollier, Qld 4570**



**Sold Livestock**

Saturday, 17 February 2024

L1583, 117 Aspennell Road, Bollier, Qld 4570

Area: 74 m2

Type: Livestock



John Bambling  
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**\$1,950,000**

Superb 183 acres of vacant land with sheds, bore and approx... 886m of direct Mary River frontage. Nestled in the highly desirable Mary Valley Region - Bollier, just 30min to Gympie and Noosa, under 1 hr to the Sunshine Coast and less than 1.5hrs to Brisbane. This 183 acres is positioned at the end of a quiet country road offering total peace and tranquillity. An idyllic quiet and private location with rich, expansive river flats suitable for cultivation rising to a light ridge with scattered timbers. The property has been fenced into a total of 5 separate paddocks with a laneway system leading back to the entrance of the property. Top quality pastures incorporate a mix of Rhodes grass, Setaria and Kikuyu throughout and are capable of carrying 70 head of cattle. Water is a valuable asset and secured by an 11 hectare water license permitting the offtake of water directly from the Mary River. There is approximately 886m of direct river frontage plus an additional 2 dams and an equipped bore that produces 800 gallons an hour. Water is currently pumped from the bore to a 5,000-gallon header tank which then gravity feeds to numerous water troughs throughout the property; ensuring cattle always have access to fresh water in all paddocks. Quality infrastructure includes 3 sheds. A five bay, high clearance 12x10m shed with concrete floor, a 6x5m machinery shed with concrete floor and a three bay 9x6m shed with power, concrete floor, and extended awning collecting fresh rainwater to a 2,000-gallon tank. With the sheds and power already in place this would make an ideal position to build your dream home overlooking your entire property. This is a fantastic opportunity for those seeking to build their dream home in a premier location supported by top quality soils and a secured water source with quality improvements already set in place. Alternatively, would suit any astute cattle farmer looking to add to their portfolio of top quality cattle grazing country.

Summary:

- 183 Acres (74.28ha) approx 886m direct Mary River frontage, Bollier QLD
- 11 Hectare Mary River water licence, 2 dams, 800 gallon/hr Equipped Bore
- 5,000-gallon header tank gravity feeding water to troughs throughout
- Fenced into 5 paddocks with laneway system for easy rotational grazing
- Cattle carrying capacity – 70 head, productive pastures with mixed grasses
- 12x10m high clearance shed with concrete floor, 6x5m shed with concrete floor
- 9x6m powered shed with concrete floor, extended awning, 2,000-gallons rainwater
- 30min to Gympie & Noosa, under 1 hr to Sunshine Coast, less than 1.5hrs to Brisbane
- An absolute stand out property with quality improvements, in a premier location!

Contact Marketing Agent, John Bambling on 0418 715 165 today to schedule an inspection! All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.