

**1297 Mossman-Mount Molloy Road, Julatten, Qld
4871**



Lifestyle For Sale

Wednesday, 10 July 2024

1297 Mossman-Mount Molloy Road, Julatten, Qld 4871

Bedrooms: 7

Bathrooms: 3

Parkings: 3

Area: 72 m2

Type: Lifestyle



Henry Slaney

\$2,070,000 including cattle plant & machinery

With privacy, one of the best climates in the world, not too hot not too cold, room to move, and second home The Pines is well suited to the rural retiree, the city tree-changer or absentee traveller. Away from the busy city life and located in the hinterland from Port Douglas The Pines offers an enviable rural lifestyle, a cattle herd and income. The rainforest, the beach, the Great Barrier Reef and the Cairns International Airport are all easily accessible from this quiet farm. Location: The Mossman-Mt Molloy Road links the coast to the rural hinterland centre of Mareeba, south onto the Atherton Tablelands and north to Cooktown and Cape York. Elevated at 411 metres above sea level the Julatten area is cooler and enjoys a consistently high rainfall. The Pines is well located being only 20 minutes to Mossman, 30 mins to Port Douglas, 45 mins to Mareeba, 1 hour to Daintree and 1 ½ hours' drive to Cairns. All centres are well equipped with medical, shopping and school education options. Cairns being a city of approx 150000 people has a host of 5-star hotels, James Cook University, International Airport, major hospitals, shopping, dining and tourist destinations. Area & Tenure: Freehold, Lot 186 on DA222 Area 72.31ha (approx 178.6 acres). Rates \$2952.05 half yearly 30.6.2024 Local Authority Mareeba Shire Council Rainfall: Average 1600mm pa (See attached Julatten BOM records) Infrastructure: Homestead The feature of the property is the very recently renovated homestead which is nicely elevated thus providing north views over grazing paddocks, the shed, cattle yards and dam. A modern 4-bedroom, 2-bathroom airconditioned home with separate office, the house comprises two separate buildings connected by an undercover walkway. The open plan living, dining, kitchen area in the larger eastern section is modern, well laid out and surrounded on all sides by a veranda whilst the east wing is predominantly bathrooms and lounge area. Each building has a bathroom and toilet. The homestead is set in a large, fenced lawn garden with garden shed. Outdoor living in privacy is a feature of the home. Being adjacent to the kitchen the verandas provide seamless entertaining and open-air dining options as well as enhancing the overall size of the home. 2nd Home Located approximately 500m to the north of the Homestead the 2nd house is a very well presented and recently renovated 3-bedroom, 1-bathroom, airconditioned home with adjacent 9m x 6m x 5m high carport / shed. With polished timber floors throughout, the home has a nice feel and when coupled with the veranda on two sides it is a comfortable home. In the past the house has been rented thus providing the absentee owners asset security and a 'lookout' for their livestock. Shed Located immediately adjacent to the cattle yards is the large lockable shed (lockable area 16m x 9m, overall including skillion roof 20m x 14m). This shed is used for the farm machinery and materials storage. The skillion roof on two sides was formerly used as undercover stables and storage. Country: The Pines is high rainfall and very appealing rolling and well drained hilly country with approx 40 acres of gently sloping land in the front paddock on which the houses, cattle yards and shed are located. Originally rainforest country, most of the property is cleared and pastured with Brachiaria, Setaria and Humidicola thus providing high cattle carrying capacity and performance. Along the western and southern boundaries runs a small permanently flowing creek which intersects with its original rainforest landscape. The large native trees include Fig, Black Bean, Silky Oak, Kauri and an understory includes Palms, Vines, Cycads, Ferns, Orchids, Moss species etc. Throughout the property are isolated trees and small patches of native trees ... in all a very picturesque landscape. A small plantation of Hoop Pine trees runs along the NE boundary fence. There is no commercial intent with these trees but they do serve as a wind break and shelter for the livestock. Weeds ... like most of the Nth Queensland wet tropics there is a present of Navua Sedge. The owners have an ongoing herbicide spraying programme in place and the issue is largely under control. Additionally, the existing 'sedge' is not thriving due to the apparent presence of a biological factor, possibly a plant fungal disease. Water & Paddocks: The property is serviced by a bore located approx 100m from the Homestead. From the bore pump the water feeds to a galvanised tank on the hill which then feeds both houses and 5 water troughs for the livestock. Cattle troughs are located in every paddock. Also located at the house is a 20000 litre rainwater tank which is also plumbed into the bore water supply via the 'hill' tank. The homestead has a pressure pump whilst water to the 2nd house is gravity fed. A cased Well, with reliable water supply, is located near the 2nd house ... not used. A small creek traverses the southern boundary and a springfed dam is located on the northern boundary adjacent the Mt Molloy Rd. Frequent rainfall and springfed runoff ensures this dam and creek never go dry. Estimated carrying capacity is approx 70 adult cattle depending on the fertiliser programme and a rotational grazing plan. Grass pasture vigour is critical to animal performance and weed control. Of note is the well-drained and flood free nature of the property as this allows stocking rate maintenance even in the wettest rainfall periods. Bore details: • 66m deep, pumping from 60m. • Pumping @ 7200lt/hr (approx 1600gals/hr) • Equipped with electric Fencing: The property is fenced into 4 paddocks each of about 40 acres and one at approx 10 acres. Fencing is 4-barb in good condition and constructed using timber strainers and timber fence posts. Cattle yards: A set of timber and

steel constructed yards, shaded by a very large Fig tree, are equipped with trough, calf branding facilities, crush and loading ramp. Adjacent the yards is a small lockable shed and shipping container used for secure equipment and chemical storage. Cattle: A good quality herd of Droughtmaster/Brahman cross cattle. Turnoff cattle are sold locally in the Mareeba Saleyards. The vendors' usual cattle numbers are as per the existing herd. The sale includes: • 240 Breeding cows with progeny at foot. • 1 Brahman bull Plant & Machinery: Tractor ... Kubota M8030, 81 horsepower, approx 3500 hours Rent: In other times the houses have been rented. Following recent renovation an achievable rent rate could be Homestead @ \$750/week and the bottom house @ \$500/week. Power: Both houses on the property have separate Ergon accounts. Disclaimer: The above report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties or guarantees, and prospective purchasers must rely on their own enquiries & research.

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