

# 1181 Mossman-Mount Molloy Road, Julatten, Qld 4871



## Livestock For Sale

Wednesday, 3 July 2024

1181 Mossman-Mount Molloy Road, Julatten, Qld 4871

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Livestock



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Mareeba Property Office

## Offers Above \$1,400,000

Whether you are looking to engage in your own livestock business or simply want to enjoy the serenity of country living in Julatten, this generous 86 hectares of improved rural land will allow you to do just that and live the rural dream... With ample space for grazing animals and the potential to further develop the property if desired, new owners will have boundless choice. Julatten lifestyle is truly idyllic. Surrounded by lush greenery, rolling hills and breath-taking views, you will feel a million miles away from the stresses of everyday life. Imagine waking up to the sounds of nature and enjoying your morning coffee while taking in the beauty of the surrounding landscape. It will be hard to match these wonderful rural attributes. Situated on the property is a 2 bedroom, 1 bathroom low-set timber/concrete block house with a large under cover timber deck at the rear which looks out to the Julatten landscape. The property is fully fenced into paddocks, and the paddocks are improved with *Brachiaria Humidicola*. Fenced cattle yards are in place. There is an equipped bore and holding tanks to provide the domestic water supply. Two permanent water storage dams provide a year-round water supply for the cattle that currently graze on the land. This property can hold up to approximately 100 head of cattle comfortably and more if fertiliser is applied to the paddocks. Property features include:

- 86 hectare rural land parcel (approx. 212.42 acres)
- Fully fenced into 3 paddocks
- Slightly undulating terrain
- 2 road frontages (one from the Mulligan Highway)
- Approx. 53 hectares of improved pastures
- 2 permanent dams provide year-round stock water
- Timber cattle yards, crush and loading ramp
- 2 bedroom timber house with large deck
- Equipped bore & rainwater tanks (24,000L) for domestic water supply
- Machinery shed (approx. 15m x 8m)

Do not miss the chance to make this grazing property your own. Whether you are a seasoned farmer or simply looking for a change of pace, 1181 Mossman-Mount Molloy Road is the perfect address to embrace the wonderful rural lifestyle attributes on offer here. From all of us at Mareeba Property Office, we wish you every success with your property search. For more information or to arrange an inspection of this property, please call or email us today!