

**130 Bundesens Road, Yalboroo, Qld 4741**

**A**

**Livestock For Sale**

Monday, 8 July 2024

130 Bundesens Road, Yalboroo, Qld 4741

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 613 m2**

**Type: Livestock**



Royce Dunn  
0749632500

**\$6,750,000**

1515 acres across 3 Freehold titles and 2 road licences in the fertile Yalboroo area renowned for its abundant annual rainfall about halfway between Mackay and Proserpine. Predominantly level to undulating cleared +/- or selectively cleared country including approx. 300 acres of formerly sugar cane paddocks running to recently cleared and stick raked open forest ridges. Extensive pasture improvement program undertaken in recent years is yielding excellent results in a 450-breeder carrying capacity. Abundant free irrigation water supply reticulates via electric pump to approx. 200 acres of land for hay making, forage and cropping providing additional income. Fenced into 19 main paddocks for rotation grazing with laneway system for easy mustering. Near new set of steel stockyards with plunge dip, vet crush and large weaning yard are under cover. Loading ramp accommodates B double side loading. All structural improvements are in good condition including a comfortable lowest 4-bedroom, 2-bathroom home and more than adequate workshop, hay storage and machinery garaging in the form of several modern sheds one of which is fully lockable. List of plant and equipment included in sale including a modern 4wd air cab tractor, bob cat, & 2 buggies. An inspection of Montclare will impress where it counts with its abundant rainfall and irrigation water, fertile soils and pastures. Hardy location between the Whitsundays and Mackay and Bakers Creek Meatworks. Disclaimer: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.