

**186 Mungungo Creek Road, Monto, Qld 4630**



**Livestock For Sale**

Friday, 14 June 2024

186 Mungungo Creek Road, Monto, Qld 4630

Area: 527 m2

Type: Livestock



Louisa Bambling  
0741661662

**\$2,100,000**

This property is the ideal breeding property for any astute buyer looking to expand their existing farming enterprise. The property features large open black soil creek flats along Mungungo Creek that winds through the property. The steeper areas are easily accessible by cattle via hollows protected by good stands of selectively cleared ironbark timber. There is good coverage of black soil up onto the ridges. Grasses include creeping blue grass, Burnett blue grass, native spear grass and fine stem stylo. The property comfortably carries 130 breeders + progeny, consistently turning off heavy calves. The property presents with an excellent stand of ironbark that has been selectively cleared to ensure there is a good supply of useable timber ready cut immediately and for many years to come. The PMAV is over 95% white. Boundary and internal fencing is all in good, made up of a mix of timber and steel posts with 4 barb. Well maintained tracks make the property easily accessible via vehicle for checking waters and mustering. This is a regrettable sale by the owner who is downsizing due to health reasons. To register your interest and obtain a complete Information Memorandum please contact Louisa Bambling at Kellco Rural Agencies today.