

Lot 7 Burnsdale Road, Roma, Qld 4455



Livestock For Sale

Friday, 10 May 2024

Lot 7 Burnsdale Road, Roma, Qld 4455

Area: 306 m2

Type: Livestock



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Expressions of interest - Offers closing 26/06

Located just 35.2 kilometres from the Roma sale yards and approximately 32 kilometres from Roma's CBD, Lot 7 Burnsdale Road presents an easily accessible grazing block fully equipped for immediate use. Situated near Roma, Queensland, this freehold property spans 756.38 acres or 306.1 hectares. With essential amenities completed all of the necessary setup work is done such as good 4 barbed boundary and internal fencing, water infrastructure (tanks and troughs), dams and lastly the portable yards, the property is primed for livestock management. Situation: Roma, Queensland Area: 756.38ac or 306.1ha Tenure: Freehold Rates: Approx. \$600 to \$650 Charged half yearly Local Authority: Maranoa Regional Council Further Outgoings: A percentage of the share bore electricity & Maintenance Predominate Use: Cattle Grazing Secondary Use: Sheep or Goat Grazing & open areas of pasture can be adapted into farming crops Country: Flat to Gently undulating soft loamy soils, hosting good paddocks of well-established Buffel and natural grasses. Timbered by Belah, Kurrajong, Box, Ironbark and Cypress Pine. The warm timbered area provides a great source of shelter for stock through the winter months of the year and shade in summer promoting larger bodies of Buffel. Rainfall: 22 to 24 Inches Annually Water: Water is a large asset on Lot 7. The property is collectively watered by a share bore which is located on Burnsdale Road. At the bore is an 80,000 litre Rhino ring tank which then supplies 2 x 22,500 litre poly tanks located on Lot 7. These tanks feed 4 concrete troughs evenly disbursed across the block. 3 Large land dams supply as a back up to the well-watered property. Fences: The entire property is efficiently fenced being separated into 4 grazing paddocks with the steel cattle yards being centrally located. The fence is made up of 4 x barbed wire strands, Cattle rail & steel drill pipe end assemblies/gate posts & good quality gates throughout. Improvements: Steel portable cattle yards capable of servicing stock capacity for the property. They consist of steel panels, loading ramp, vet crush, calf cradle & slide gates. Services: Mail run and School bus run to Roma from seventeen-mile lane & Rural power is located nearby from either Burnsdale Road or Charlton Bank. Agent's remarks: This property is a great opportunity to either ad on to your existing rural portfolio or break into the cattle industry for any 1st time graziers. With Lot 7's fast responding loamy soils, great paddocks of Buffel & completed water infrastructure this investment property is hard to go past. As a lifestyle property, Lot 7 has ample positions to build a weekender cabin or your dream homestead which will really set this property off. Lot 7 Burnsdale, Road is being offered for sale by Expressions of interest offers accepted until the 26th of June 2024, early entry to the property may be offered to the successful purchaser on signing of the contract and payment of initial deposit (terms & conditions apply).