

# Monto - Mount Perry Road, Monto, Qld 4630

## Livestock For Sale

Friday, 19 April 2024

Monto - Mount Perry Road, Monto, Qld 4630

Area: 2251 m2

Type: Livestock



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**\$2,500,000**

This 5560 acre grazing property offers a blend of Freehold and Forestry Lease land. The Freehold portion showcases diverse open forest areas, with a mix of Ironbark and Spotted Gum including stick raked sections. Water is plentiful on the property, with 13 dams and 2 perennial springs ensuring a consistent water supply for livestock. The property boasts well-maintained wooden stockyards strategically positioned on the boundary between the Freehold and Leasehold areas, complete with essential facilities like a vet crush and branding cradle. With a carrying capacity of 100 cows & calves on the Freehold land, and 250 heifers on the Leasehold. "Tracey's" (Freehold) • Approximately 840 acres + road reserve of approximately 150 acres • Predominantly open forest areas, original timber comprised of Ironbark with Spotted Gum on the ridges. Some areas have been stick raked • Water sources include 7 dams and 2 perennial springs in creeks that have never dried up. • Carrying capacity of 100 cows & calves "Green Gully" (Forestry Lease) • Approximately 4720 acres • Primarily consists of Ironbark and Spotted Gum, well-grassed with natural soft grasses • Some areas have been timber treated. • Water supplied by 6 dams • Includes 2 holding paddocks • Equipped with wooden stock yards containing a vet crush and branding cradle set on the boundary between the freehold and leased land • Carrying Capacity for 250 heifers The property has convenient access to both Eidsvold and Monto sale yards, "Tracey's" & "Green Gully" offers ideal investment for those looking to establish a successful and sustainable livestock operation.