

# Mount Berryman Road, Thornton, Qld 4341

## Sold Livestock

Wednesday, 23 August 2023

Mount Berryman Road, Thornton, Qld 4341

Area: 399 m2

Type: Livestock



Allison Vinckier  
0754621311

**\$1,200,000**

It's only very occasionally that a such a stunning and sizeable productive grazing block comes to the market - so don't expect it to last! With incredible views from the easily accessed higher points on the property, permanent water, a beautifully scenic waterfall, great internal and external fencing as well as amenities to utilise currently as a weekender, this property is one you won't want to miss. "Phoenix Hills" comprises of 5 separate titles accessed by a gazetted road approximately 20 minutes drive further up the creek from the small and picturesque town of Laidley, or approximately 25 minutes from Gatton, or just an hour and a half from Brisbane. The property has excellent cattle infrastructure including:\*

- A solar bore pump connected to a tank that is fed from a permanent spring to 110KL header tank which then gravity feeds to ten x 1KL stock troughs throughout the property.\*
- Six separate paddocks to encourage easy stock rotation. Some areas have recently been aerially sprayed for lantana. Carrying capacity of approximately 100 breeders.\*
- Steel/ timber cattle yards with loading ramp and trough. Vet crush and 4 way draft.

And to enjoy this slice of paradise there is a well sealed donga with two separate rooms both with air con and amenities (currently not connected) and access to solar power. The land changes between creek flats to undulating cleared country to some steeper ridges that are easily accessed via incredible tracks wide enough for most 4WD vehicles. It is a balance of beautifully rich black soil combined with basalt scrub country rearing nicely fat cattle. There are 3 dams that have recently been cleaned out and hold water as well as the trough system linked with the permanent spring. There is also a beautiful rocky waterhole that is an ideal swimming spot if you are camping. Parcels of land this size are rare to the market, and would suit multiple use including but not limited to grazing, eco tourism and weekender use. Call Allison on 0423 301 315 to arrange to view.