

2885 Carnarvon Highway, Thallon, QLD, 4497



Rural For Sale

Wednesday, 14 August 2024

2885 Carnarvon Highway, Thallon, QLD, 4497

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: Rural

Mixed Grazing & Cropping

LAWD is pleased to present for sale West Ginnibri (the Property), a productive grazing and cropping enterprise situated in the South West region of Queensland (QLD).

Key investment highlights include:

Scale and Topography

Comprising 1,174* hectares, of which 764* hectares (65%*) is developed to dryland cropping, supported by 410ha* (35%*) of grazing land, underpinned by a thick presence of Buffel grass.

The Property's topography is gently sloping land, with elevation ranging from 170* Above Mean Sea Level (AMSL) rising to 180* metres AMSL along the northern boundary.

Soils

Soils range from grey self-mulching cracking clays to pedal red duplex soils. The soils are suitable for the establishment of fodder and cereal cropping.

Water

The Property is securely watered by several sources including Maxland bore, pumping to head tanks, reticulating to a network of 10* concrete troughs and backed up by five* earth dams.

Fencing

The Property is fenced into nine* paddocks, structurally well fenced and suitable for maintaining beef and sheep production.

Boundary and internal fencing generally consists of barb and ringlock complete with steel posts, steel and timber end assemblies.

Operational Infrastructure

Fit-for-purpose rural infrastructure includes a set of sheep yards and machinery sheds/workshop (2).

Accommodation

Accommodation options include five-bedroom home featuring an open plan kitchen, living and dining.

Location

Conveniently located 12* kilometres south of Thallon and 30* kilometres north of Mungindi.

Please contact agents for an extensive and detailed information memorandum.

For Sale by Expression of Interest closing 12pm (AEST) Monday 23 September 2024.

*Approximately