

National Route 1, Doomadgee, QLD, 4830



Rural For Sale

Thursday, 26 September 2024

National Route 1, Doomadgee, QLD, 4830

Bedrooms: 4

Bathrooms: 2

Type: Rural

BOWTHORN STATION - 580,000 Acres of Reliable Gulf Breeding Country

Tightly Held, Reliable, Gulf Breeding Property with an Approved HIR Project

Turn-Key Operation - WIWO with Livestock and Extensive Plant & Equipment

Size, Location and Access:

- 236,000ha* (583,000ac*) GHPL.
- Situated 70km* from Doomadgee, 170km* west of Burketown & 490km* from Cloncurry.
- Access off bitumen National Highway 1, 40km of formed gravel road to homestead.

Services:

- Internet - Starlink.
- Telephone - 5x landlines.
- Supplies - Truck ex. Townsville, delivery to the homestead weekly.
- Mail - Weekly service by plane from Mt Isa.

Infrastructure:

- Main homestead (built 2015) - Hardiplank and iron, 4 bedrooms, 2 bathrooms, office, open plan kitchen, dining and living area, 2 verandahs.
- 2 bedroom cottage (built 2024) - Hardiplank and iron, 2 bedrooms, 1 bathroom, kitchen and living.
- 1 bedroom cottage (built 2021) - Hardiplank and iron, 1 bedroom, kitchen, living and verandah.
- Workers quarters - Hardiplank and iron, 8 bedrooms, communal bathrooms (2x male, 2x female), communal kitchen, living and recreation area.
- 6 bay Machinery shed (built 2016) - steel and iron, gravel floor, 6 (6mx12m) bays (2x enclosed).
- Workshop - steel and iron, 2 bays plus lean to for vehicle parking, 1 bay has concrete floor.
- Saddle shed - steel and iron, concrete floor.
- 4x stables, 2x day yards.

Property Details:

- Carrying capacity of 7,500 breeding cows, potential to increase with further development.
- 6 sets of cattle yards with internal gravel road access.
- Multiple all year-round natural water courses including the Nicholson River + numerous dams, waterholes, bores, tanks & troughs.
- 27 paddocks with 350km* of cleared 3 & 4 barb fencing with steel pickets.
- Country consists of red to sandy loam with areas of secca stylo & buffel, as well as spinifex hills.
- Registered HIR project has been approved and is ready to be implemented.
- Being offered WIWO with cattle & plant (extensive list available upon request).

For Sale by Expressions of Interest (EOI)

Closing Wednesday 23rd October

Offered in conjunction with Sam Daniels of Brodie and Co, Cloncurry.