

**"Stratton" , 4841 Dunkeld Road, Roma, Qld 4455**



**Other For Sale**

Wednesday, 17 April 2024

"Stratton" , 4841 Dunkeld Road, Roma, Qld 4455

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Area: 8381 m2**

**Type: Other**



Russell Hiscox  
0428281248

Chris Clemson  
0392092063

## FOR SALE BY EXPRESSIONS OF INTEREST

Executive Summary  
Local Government Area - Maranoa  
Zoning - Rural Activity  
Title - Freehold  
Rates - Shire: \$8,654 Per Annum (2024)  
Services - STD Phone, Rural Power, Telstra Mobile Coverage (Limited), Mail twice weekly ex Roma. Total Area - 8381.08 Hectares (20,709 Acres) Approx. Cultivation - 170.77 Hectares (422 Acres) Approx. Grazing - 8,210.31 Hectares (20,287 Acres) Approx. Carrying Capacity - Estimated 900 Breeders + Followers  
Titles - Lot 1 of COG94  
Country  
This picturesque grazing land boasts a diverse blend of soil types. From regions with dense belah trees intermingled with belah/box varieties to soft, loamy soils that extend toward fertile creek flats. The land has undergone significant development, with established improved grasses such as buffel, bambatsi, and creeping blue grass. These grasses thrive alongside seasonal herbage. Approximately 95% of this country has been enhanced using cutterbars or offsets. Cultivation  
Recently prepared country totalling 170.77 Hectares (422 Acres) approx. of dry land farming. Consisting of soft red loam soils with little work required to plant with a good moisture profile. Water  
"Stratton" benefits from water supplied by two capped flowing government bores: the House Bore and the Eighteen Mile Bore. House bore efficiently distribute water to thirteen troughs across the holders & yards. Eighteen Mile Bore feeds 5 troughs. Additionally, there are twenty-six dams, maintained to ensure reliable water supply. Notably, the Muckadilla Creek, which boasts ten kilometres of double frontage through "Stratton", features both permanent and semi-permanent holes.  
Fencing  
Fenced into 9 Paddocks, 3 Holding Paddocks with predominantly 4 Barb Wire construction, with the boundary fence along the Dunkeld Road being of 5 Barb Construction. The entire Western Boundary is fully exclusion fenced, the southern and eastern boundaries are majority exclusion fencing with the remaining approx. 3.5km being of older prefab materials, with plans to erect an exclusion fence. Approx. 95% of boundary and internal fencing is in very good condition. Structural Improvements  
An eastern aspect brick 3 Bedroom homestead with a renovated kitchen & dining area, cool room, entertaining area. Completed by a large established yard with native trees and lawn. 13m x 10m - 3 Bay Workshop with cement floor, which includes a worker's flat with kitchenette, separate shower & toilet. 18 x 6m - 6 Bay Carport with 3 lockable bays. 24m x 12m - 4 Bay Machinery Shed with gates. Livestock Handling Facilities  
A set of steel construction cattle yards with 5-way pound draft, undercover crush, separate undercover calf marking cradle & cement loading ramp. Dust suppression sprinklers installed as well as 2 new troughs. A large cooler leading from the holding paddocks to the south has a trough installed. Summary  
"Stratton" is a well appointed and presented property ready to continue to operate as a versatile operation with a bulk of feed and water, on the doorstep of the largest cattle saleyard in Queensland. Purchased by the O'Brien family in 2018, "Stratton" has been home base for 900 TeMania Angus cows, conservatively stocked with Spring calving weaners trucked south in April/May. Previous owners operating a weaner to feeder operation turning off 2400 feeder weight cattle per annum. Sale Information  
"Stratton" is being offered by Expressions of Interest closing at 3pm 14th June 2024. Expressions can be submitted by email: [judy.campbell@nutrien.com.au](mailto:judy.campbell@nutrien.com.au) or by post to Nutrien Ag Solutions | Clemson Hiscox & Co, PO Box 35, Walgett, NSW, 2832. Inspections are conducted by arrangement with the selling agents: Russell Hiscox - M: 0428 281 248 Chris Clemson - M: 0428 287 222 James Grant - M: 0457 701 135  
EOI's accompanied by a letter of finance in principle from your financier will be looked upon favourably.