

# 'The Cedars' 2671 Coal Road, Dumgree, Qld 4715



## Other For Sale

Tuesday, 27 February 2024

'The Cedars' 2671 Coal Road, Dumgree, Qld 4715

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 2088 m2

Type: Other



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## Auction

The owners purchased 'The Cedars' in 1992 and since that time they managed and developed the property as a sustainable breeding enterprise that has a conservative stocking rate of 350 breeders even through the drier seasons. A tidy grazing property offering a large family home, close proximity to major centres and cattle markets, bitumen road frontage makes 'The Cedars' a great place to call home. • Lot 18 on Crown Plan RN1457, freehold area 2,089 hectares (5,162\* acres). 'The Cedars' is situated in the Dumgree district above the Callide Dam on the Coal Road. The property is serviced by Biloela which is 29\* kilometres south west of the property and the port city of Gladstone is 96\* kilometres with full bitumen road access. The country is sweet forest country with blue gum hollows and rolling ridges running back to steeper along the eastern boundary. Evidence of conservative stocking and good management is evident with the strong stands of native bluegrass along with improved pastures and legumes. The large family home features five bedrooms + office, central lounge and living, modern kitchen and dining. Ceiling fans throughout and climate control with split air conditioning and slow combustion wood heating. Adjacent to the residence is a separate building that includes the laundry, store room, three bay carport, toilet and shower. The house has been completely restumped with steel adjustable stumps. Located in the garden is the mower and tool shed. The workshop and machinery shed comprises 4 bays, enclosed on 3 sides, concrete floor and electricity connected. The attached high clearance bay for the parking of the truck. 2 stables, round yard, house cow yard and tack room. The majority of the original timber yards have been replaced with steel posts and rails. Central pound, vet crush, calf race and cradle plus cooler yards. Extensive water systems throughout the property mainly supplied from a permanent running spring in Spring Creek and two equipped bores. Surface water from 7 open dams of various sizes in addition to seasonal water holes in the creeks and gullies. The cattle yards are centrally located to the 4 main paddocks. 350 breeders have been consistently carried, inspection of the property will show that the property has been well managed and stocked on the conservative side. The Cedars is the owners home property and is run in conjunction with other grazing properties the owners have in the Callide and Dawson Valley, in recent years the programme has changed with the property running a mixture of breeders and the weaners from their other properties. Full information memorandum available upon request.