

# 'The Junction', Hughenden, Qld 4821



## Livestock For Sale

Thursday, 9 May 2024

'The Junction', Hughenden, Qld 4821

Area: 422 m2

Type: Livestock



James Nielsen  
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## Expressions of Interest

The Junction is in a prime position just 13km from Hughenden town center where Galah Creek meets the Flinders River, 'The Junction' consists of 387ha of freehold and 35.6ha of leasehold land. Access to the property is via a gravel road which is maintained by the shire. This centrally positioned property is at the crossroads to three major highways to the North, East and West. Facilities/Services - There is mobile phone coverage at the property and the township of Hughenden offers a hospital, two schools, and a daycare along with the usual small town business services, including flights (up to 3 times weekly), rail and bus transport, groceries, hotels and specialty shopping. The town also boasts a recreational lake open to swimming, fishing, water sports and a walking track. Waters - There are two dams plus the seasonal Flinders River and Galah Creek. There is a spear in Galah Creek which is currently run with a Honda Firefighter pump to a tank and concrete trough, as well as a complete solar pump kit ready to be installed. There is further potential to install a sand spear in the Flinders River. Infrastructure - A decent sized 11x16m 4 bay shed sits on a raised pad to assist in preventing flooding and includes a 1000gal rainwater tank. There are portable panel yards which are watered by a cement trough and include a cement slab where the crush and main race stand, portable loading ramp and calf cradle. The boundary fences are in good condition and under 10 years old with stands of 3 and 4 barb with steel posts. A laneway fenced with 4 barb and steel posts has been constructed between the two dams, both of which have holding squares around them. There are well maintained roads throughout the property. Carrying Capacity - The Junction will comfortably run 50-55 Cows all season OR will fatten 90-105 larger steers into bullocks OR will grow out/wean 100-120 weaners. There are currently 70 head of mixed cattle running on the property. There is also an opportunity to take on long-standing verbal agreements to utilise more riverfront country. Country - Consisting of rich river loam country 'The Junction' has a good spread of seasonal grasses and edible bush which include Gidgee Burr, Ruby Salt Bush and smaller areas of Butterfly Pea. Buffel Grass, Birchwood and native grasses are abundant along with introduced Marc Desmanthus. There are large standings of Mesquite and localised Rubber Vine. There are areas of Sandalwood which could be harvested and utilised as supplementary income. Agent Remarks - 'The Junction' offers a great opportunity to secure value laden, rich river loam country in the tightly held Flinders Shire. The vendor is presenting a functional easy-care property for sale that will produce high weight gains for minimal outlay. There are great opportunities to diversify into multiple income streams. Good blocks like this don't come up often and are rarely advertised. Available as walk in walk out or plant, machinery and cattle are negotiable. For a full list of inclusions or to arrange your private inspection contact James Nielsen at Flinders Rural Agencies today on 0478 195 095 Inspections are strictly by appointment only.