

"Valencia" 1164 Camboon Road, Harrami, Qld 4630



Other For Sale

Monday, 22 April 2024

"Valencia" 1164 Camboon Road, Harrami, Qld 4630

Area: 1680 m2

Type: Other



Mark Simpson
0418792647

Auction

Grazing properties in the Harrami and Rawbelle district are rarely offered as the district is very tightly held. Real Property Description Lot 16 on Crown Plan RW328, area is 1,680.915 hectares (4,153 acres, 2 roods, 21 perches), tenure is freehold. Location Located in the Harrami / Rawbelle district 'Valencia' is approximately 60 kilometres south of Biloela and 70 kilometres west of Monto. Property overview The property is rectangular shaped property located at the junction of Harrami Road and Camboon Road, the country comprises blue gum, appletree hollows along William Creek, Scalper Creek and Amy Creek rising to rolling ridges originally timbered with silverleaf ironbark, bloodwood, currajong and interspersed with brigalow clumps, a section along the northern boundary contains brigalow and softwood scrub, the north western corner rises to a ridge with stands of brigalow, silverleaf, bloodwood, narrow leaf ironbark and spotted gum. Land development and soil type The soils are mainly red and brown loams, there is very little rock throughout the property. The majority of the property has been pulled and the soils are suited to establishment of improved pastures such as creeping bluegrass, rhodes and siratto. Fencing The property is subdivided into 2 main paddocks of similar size with a holding paddock below the centrally located yards. Cattle yards The yards are of timber and steel panel construction with plunge dip and CIA head bale, calf race and cradle. Sheds Enclosed colourbond shed with concreted floor, 18* metre x 6* metre x 3* metre at the eaves plus skillion eaves along the front and sides. 2 x 5,000* gallon poly tanks. Water Bore equipped with a Lorentz PS150 Solar powered submersible pump, the bore was drilled in 2002 and is 46* metres deep, yield approximately 400 GPH and supplies a 5,000 gallon poly tank and trough. A well supplies a 5,000 gallon poly tank and 2 troughs. Dams and permanent holes in the watercourses. Carrying capacity This country is rated at 1 breeder to 4 hectares (10 acres).