

# Van Lee Station, Mount Surprise, Qld 4871

## Livestock For Sale

Tuesday, 14 May 2024



Van Lee Station, Mount Surprise, Qld 4871

Area: 96615 m2

Type: Livestock



Henry Slaney

## Expressions of Interest closing 3rd July 2024

**Location:** Vanlee is located 75 km North-east of Georgetown and 104 km west of Mt Surprise. The Etheridge Shire maintained gravel road provides access (approx 70km) to the Gulf Development Road heading 330 km east to Mareeba and 420 km west to Karumba. Charters Towers and Hughenden are located approximately 500 km to the south.

**Services:** There are three property access roads to the east-west bitumen Gulf Development Road, linking Cairns to Normanton. Services include a twice-weekly mail service to the homestead from Mt Surprise, rural power, satellite television and broadband internet. An all-weather air strip is located near the homestead complex. Georgetown has a population of approximately 200 people and supports a hospital, motels, hotels, government and private business enterprises which includes all basic food, produce and fuel supplies. A State School offering weekly boarding facilities from grade one to grade ten is available. Typically, the station supplies are sourced from either Atherton or Mareeba. Vanlee has a central location which, allows access to a variety of livestock marketing options ... namely meatworks at Townsville and Tolga, Live Export yards at Townsville, Charters Towers and Cloncurry, Saleyards at Mareeba and Charters Towers. The lush fattening pastures of the Atherton Tablelands provide marketing options for store cattle sale or fattening. Sugarbag, Charters Towers and Hughenden tick clearing yards complete the picture.

**Area & TENURE:** 96,615 ha (238,720ac). Rolling Term Lease (expiry 2047)

**Country:** Vanlee is a large-scale breeder operation with fertile river and creek frontage country ... including broad river flats running from Parallel Creek and the Einasleigh River out to red basalt pebbly ridges. Double frontages to Martins, Dickson, Two Mile, Bullock and Cattle Creek provide seasonal waters and quality grazing. On the eastern boundary the springfed Elizabeth Creek runs into the Einasleigh River and Parallel Creek providing a year-round stock water supply along their length. Additionally, numerous natural springs are spread throughout the property. Vanlee comprises of a healthy balance of creek frontages scattered throughout most of the paddocks. Red soil country covers a large portion of Van Lee with patches of basalt soils, sand ridges and decomposed granite over the balance. Range country surrounds the northern and southern most boundaries and the Einasleigh River runs north-west for approximately 35km through the centre of the property. Vanlee is moderately timbered with Narrowleaf and Silverleaf Ironbark, Bloodwood, Beefwood, Box, Eucalypt, White Mimosa, Wattles, Breadfruit, Ironwood, Lancewood patches and an understory of various shrubs. Pasture includes a large bulk of Black Spear with a good balance of Kangaroo, White Spear, Forest Mitchell, Spinifex, and a variety of summer herbages. Prolific stands of Seca, Verano and Townsville stylo's are present throughout with Urochloa and Buffel present along the river frontage. To the vendors knowledge Vanlee has no noxious weeds that are a threat to livestock. Rubber Vine is present in creeks and rivers on the property however are in a manageable state.

**Rainfall:** Annual rainfall approx 750mm or 32 inches.

**Housing:** **New Homestead:** Built in early 2023 the homestead is modern with open plan kitchen/lounge, airconditioned, 3 large bedrooms, ensuite and 2nd bathroom, large office, verandas on both eastern and western sides and cold room adjacent. Being newly established the lawn-only garden is a work in progress.

**Original Homestead complex:** Homestead: Older but comfortable, 4-bedroom, air-conditioned homestead with separate detached kitchen is located beside the homestead. It is set in a well-shaded, easy-care garden with established trees and lawn. The homestead complex is located on the banks of the Einasleigh River with water drawn from the river using electric Jet pump.

**Cottage:** The 2-bedroom workers cottage is a high set timber and iron dwelling with kitchen, upstairs veranda and open area underneath. The cottage is located adjacent to the main homestead within a separate enclosed fenced area.

**Donga:** air-conditioned

**Sheds:** Three main sheds - 30m x 10m machinery shed and workshop, 25 x 20 machinery storage shed and a Hay shed. There is also a garage at the homestead.

**BLACK SOIL Camp:** located 18km from the homestead complex, on the northern side of the Einasleigh River and close to Black Soil cattle yards, the camp is well set up with donga sleeping quarters, kitchen, genset power, showers, toilet. Given the majority of the property and cattle is north of the river this facility allows efficient use of labour and property resources during the two mustering rounds ... approx 6-8 weeks/year.

**Fencing:** There are ten main paddocks and ten holding paddocks. The House yards have weaner tailing laneways. Boundary fence sound and all internal fences under 12 years old.... Typically 3-barb and 4-barb with steel pickets

**YARDS:** There are three sets of cattle yards. Homestead yards - 2000hd capacity, permanent steel construction. Black soil yards - 800hd capacity, mainly portable panel construction. Queeko yards - 800hd capacity, portable panels & mesh. There is a camp setup with flush toilet, hot water, kitchen and airstrip. Adjacent the camp is the permanent waterhole on Elizabeth Creek. All yards have water, branding cradles, vet crush, loading ramps with both Homestead and Queeko yards having Road-train access.

**WATERS:** Vanlee Station is well watered with permanent water

along the 35km double frontage to the Einasleigh River, Elizabeth Creek and Parallel Creek, numerous larger and small creek systems and semi-permanent waterholes along Red River. Natural waters are supported by 29 substantial dams, 12 bores equipped with tanks and 26 troughs and 18 springs. Footy's bore @ 25000gal/hr is equipped with Solar and pumping into a creek however, with polypipe/tanks/troughs it is capable of watering a large, currently underutilised, grazing area. Carrying Capacity: Currently Vanlee is running approx 7500 adult cattle (vendor owned,) plus 2000 adult cattle (agistment clients) plus progeny. The agistment cattle will depart the property after 1st round mustering in May/June. Vendor assessment ... under its current development the property will comfortably run 8500 breeding females plus replacements (9000 AE). Furthermore, the vendor estimates some carrying capacity upside with further development. AIRSTRIP: Nearby the Homestead complex is an RFDS approved 1000m airstrip. Co-ordinates ... Lat -17.868, Lon 143.704, Elevation 325 metres CATTLE: Included in the sale will be approximately 6320 adult cattle + progeny, comprising the following. The herd consists of good quality, high grade Brahman cross cattle. Breeders - 4000 head. (No.2 and older) Replacement heifers - 900 No.3's Steers - approx 500 head (No.3's and older) Bulls - 120 head Mixed sex weaners - 800 No.4's Progeny - all calves given in CATTLE BRAND: The original property brand W4V and associated symbol brand will be included in the sale. PLANT & MACHINERY: Contact Agent Disclaimer: The above report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties or guarantees and prospective purchasers must rely on their own enquiries & research. © Copyright Slaney & Co