



WESTWOOD QLD 4702

Meticulously Improved Acreage's Close to Major Regional Centre and Capricorn Coast

940.00 hectares, 2,322.74 acres

- Presenting 4 separate properties for sale, previously part of a larger time proven productive beef cattle breeder block.

The owners have undergone an extensive development program focussed on greater productivity and significantly improved carrying capacity.

Meticulously developed and well-presented, the property, with a total area of approximately 940 hectares or 2,323 acres is being offered to the market in 4 portions, ranging from approximately 122.5 hectares to 531.7 hectares, with each portion set across multiple freehold titles.

- The block comprises open Iron Bark and Bloodwood country, running from creek flats to undulating hills, with an excellent PMAV locked in with 93 percent white, and the balance designated green.

Large areas have been pulled, stick raked, ploughed, and seeded with a mix of improved pastures including Endura Rhodes, Buffel Grass, Gatton Megamax Panic, Butterfly Pea, Spellgrazer Desmanthus, Caatinga Stylo, and Silk Sorghum.

TYPE: For Sale

INTERNET ID: 111P0993

SALE DETAILS

Price on Application

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Russell Breach
0417 657 966

You will also find pockets of scrub country with rich soils.

Aerial weed management has been conducted on a large scale, ensuring minimal ongoing maintenance for incoming owners.

- Water security has been greatly enhanced with newly drilled solar-equipped bores supplying strategically positioned poly tanks and troughs, via a network of poly pipe.

Fencing has been vastly upgraded and renewed right across the blocks, with many new gates and end assemblies installed. Infrastructure includes a set of cattle yards, plus air conditioned two-bedroom accommodation.

'Spring Creek Ridge'

- Set over three titles â## Lots 570, 2, 3.
- 139.958 hectares (345.843 acres).
- Capricorn Highway access
- Bore with mains power servicing a tank and 3 troughs..

'Spring Creek Hollow'

- Set over three titles â## Lots 44, 49, 50.
- 147.002 hectares (363.25 acres).
- Capricorn Highway access.
- Solar equipped Bore, tank and trough.
- Mains power available at boundary.

'Spring Creek'

- Set over five titles â## Lots 14, 45, 48, 51, 58.
- 531.92 hectares (1,314.403 acres).
- Capricorn Highway access.
- 2 Solar equipped bores servicing a tank and 3 troughs.
- Air-conditioned two-bedroom accommodation.
- Handy set of cattle yards.
- Mains power connected.

'Spring Creek Rise'

- Set over two titles â## Lots 46, 47.
- 122.498 hectares (302.693 acres).
- Capricorn Highway access.
- Dam and new bore and tank.
- Mains power available at boundary.

A great opportunity to secure highly improved breeding country in Central Queensland.

Please contact us for more information or to book an inspection to view these meticulously improved and developed acreage's.

- Land Area 940 hectares







LOT	PLAN	HECTARES
Lot 14	LIV40958	258.99
Lot58	LIV401090	120.164
Lot45	PAK40226	64.75
Lot46	PAK40226	62.959
Lot47	PAK40226	59.539
Lot3	RP801124	56.92
Lot44	PAK40226	51.395
Lot49	PAK40226	50.687
Lot2	RP801124	48.64
Lot48	PAK40226	46.134
Lot50	PAK40226	44.92
Lot51	PAK40226	40.873
Lot570	LIV40182	34.398
Lot 1	RP801124	28.005
Lot 149	LN1802	8.306

