



2828 Grosmont Road, WANDOAN, QLD 4419

Grosmont District Grazing and Irrigation Enterprise - Online Bidding Available

608.7 Hectares or 1,504 Acres - Freehold (25mls of rain in the last week)

Situated 32 kilometres north west of Wandoan or 50 kilometres south west of Taroom. A diverse mixture of soil types from brigalow, belah, bauhinia, whitewood, wilga, scattered bottle tree, false sandlewood, box and ironbark. The Irrigation covers an area of 36 hectares or 89 acres watered by a Reinke Centre Pivot Irrigator, 240 megalitre capacity of water is drawn from dams. There are 2 pump sites and 1 pump. Bauhinia Vale has summer and winter hay production from the irrigation and dry land farming. The dry land farming consists of 70 hectares or 172 acres, 60 hectares or 148 acres established Old Man Saltbush planted in rows with buffel pasture between the rows, 442.7 hectares or 1,092 acres of established improved pastures of buffel, bambatsi including green panic along the creek systems. Bore water is reticulated from two poly tanks through pipelines throughout the property to 9 troughs from the Culgowie Community Bore (Share Bore Agreement in place) and numerous dams with paddocks having access to both bore and dam water. Juandah Creek runs along the boundary on the northern and eastern side of the property, with semi-permanent holes in the creek. A series of lagoons and wetlands with permanent water are located on the north western side. Two sets of cattle yards includes the main set of portable steel yards with RPM Ultimate Crush, 5 Way Draft, Loading Ramp and bore water connected to a trough in both sets of yards, small set of portable cattle yards at the house. Fenced into 20 paddocks a number of water squares, fencing in good to fair condition with some

TYPE: Sold

INTERNET ID: 19P0293

AUCTION DETAILS

10:30am, Wednesday May 18th, 2022

CONTACT DETAILS

Roma

69 Arthur Street
Roma, QLD
0428 227 623

Daven Vohland

0419 944 901

older sections.

4 bedroom home and a 80ft x 60ft machinery shed. 1 x 80 ton Grainmaster silo.

Remarks: Bauhinia Vale is a unique and versatile property in the highly fertile Grosmont district featuring a Centre Pivot Irrigation System, dry land farming and grazing. A great mixture of country from brigalow, belah, bauhinia, wilga, whitewood scrub soils running back to sweet creek flats. The property is EU and Teys Grassland Accredited, "Bauhinia Vale" is noted for turning off cattle with high weight gains.

Securely watered from the bore and numerous dams, including semi permanent holes in Juandah Creek, and an area of wetlands incorporating lagoons.

Located in a Tick Free area in close proximity to all major cattle markets and feedlots.

"Bauhinia Vale" family owned for 60 years, the property was purchased by the vendors family in 1962.

Information Memorandums or Inspections please call Daven Vohland 0419 944 901







