



9479 Balonne Highway, CUNNAMULLA, QLD 4490

"MELRAY" Safe Grazing!

7,659.89 hectares, 18,927.59 acres

To be Offered Via Auction at the Kookaburra Room, Paroo Shire Chambers, Cunnamulla

On Wednesday 10th September at 10.00am

Situation: Just south of the Balonne Highway, 85km east of Cunnamulla, 95km west of Bollon, 215km west of St. George. The turnoff is 7km from homestead and cattle yards.

Saleyards: approx. 417km to Roma, 530 km to Dalby, 630 km to Dubbo, Goat works at Charleville & Bourke.

Cunnamulla has 2 primary schools, high school, hospital and multi-purpose medical centre, 3 motels, 5 pubs/clubs, NAB bank, 3 cafes, library, 3 x mechanics, tyre shop, public pool, gym.

TYPE: For Sale

INTERNET ID: 300P183747

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUST LTD**
SW1, Level 1, 52 Merivale
Street
SOUTH BRISBANE, QLD
07 3840 5522

Keith Richardson
0427457487

Twice weekly flights to Brisbane Wednesday and Sunday's.

Rainfall: Cunnamulla - 376 mm | 15 Inches (average)

Bollon 460 mm | 18.5 Inches (average)

Recently received 28mm of rain

Services: Mail service twice weekly Monday & Thursday mailbox is 7km from homestead.

Landline telephone, internet, TV, Solar stand-alone system and batteries 11kwa and a backup automatic generator.

Improvements: 2 Bedroom homestead, kitchen, lounge, bathroom (shower), toilet, office with 4 split systems plus 1 for solar power container, cold room, bore water to hot water system

Lockup 2 bay garage and workshop, 7 bay shed, Hay shed at cattle yards.

3 bay shed with skillion

Area & Tenure: GHPL 7,659.89 Hectares | 18,928 Acres

Permit to Occupy 2,542 Hectares | 6,281 Acres (Shamrock Wells)

Rent: \$583.00

Rates: Paroo Shire \$1774.11 net Â½ yearly 1/01/25 - 30/06/25

CATX 1,124 hectares | 2,777 acres

Country: Soft red soil throughout with watercourse and flats and numerous lakes varying in size, which fill with water, growing soft grass. The red soil country over the years has had extensive areas of mulga cut and pushed now carrying an abundance of mulga regrowth throughout in various stages of growth. Soft natural grasses and herbage in season.

Fencing: North and east boundary is older rabbit netting with top plain wire and steel posts.

South and west boundary consists of plain and barb, steel posts beside an exclusion fence.

Internally there is 7 main paddocks and 4 holding or smaller paddocks including some 30 km of new fencing. Two 80km electric fence units on 3 fence lines in the two small paddocks, solar powered with battery.

Water: Flowing capped bore near the homestead put down in 2018 (496m deep) supplying 8l/second or 150,000 gallon per day with 62PSI supplying 9 km of 50mm + 15km 1 1/2" newline Polypipe, in total 7 poly tanks and 12 cement troughs. Plus 3 troughs at cattle yards.

Another old bore supplying one water point with tank only and trough with a small flow in a holding square plus water in the lakes in season.

Cattle yards: Near the homestead with 3 water troughs with permanent cooler yard. All portable panels inside old timber yards. The draft/pound and race to loading ramp is permanent. Included is offside calf cradle, head bale and older loading ramp.

LIVESTOCK INCLUDED: Approximately 600 nanny goats, mixed age with percentage kidding, 2 Kalahari/bore cross billies.

Recently destocked of all cattle

PLANT INCLUDED:

D7G Cat Crawler 1985, stick rake, ripper, tree pusher, (Rams recently done)

CRF Honda Motorbike (Brand New, no battery); CRF Honda 16,000km; DRZ250 No battery

Tyre changer

Branson Tractor 6530 (2175 hours) with stick rake, forks, bucket and post hole digger.

Diesel pod 4,100 litre, Diesel and Unleaded overhead fuel tanks

Backhoe with forks

ACCO 1850 E Truck and cattle crate

Allis Chalmers Grader and another one for spare parts

Old caravan

Stafford Compressor

Welder generator

Post driver

Quantity of gates, 2 slings cattle rail, quantity cattle panels, quantity of steel

2 Poly tank and 1 cement trough, quantity of poly pipe.

Approx 25km of new fencing material including plain wire, steel posts, 500m coils ring lock

All portable panels + gates that make up the cattle yard calf cradle, head bale.

Sundry Items

Agents Comments: "MELRAY" is strategically placed beside the Balonne Highway East of Cunnamulla. Securely watered by a flowing bore with Polypipe line to tanks and troughs.

The numerous lakes supply soft feed backed up by a tremendous low mulga reserve throughout the property on soft red soil, growing natural grasses and herbages.

Very safe livestock property suitable for Cattle, Dorpers and Goats.

Keith Richardson Elders Charleville 0427 457 487

- Land Area 7659.89 hectares







