



369 Johnstones Road, BELL, QLD 4408

Bell - Bunyas - Brigalow - Bottletree!

116.00 hectares, 286.64 acres

"Retreat" is, 116 Ha of quality country in a sort after area. 7 km to the township of Bell, 42 km to Dalby, and only a stone's throw from the Bunyas, this 116ha is a superb mix of undulating higher grazing country and farmed fertile creek flats. Featuring the renowned Bell softwood scrub soils that promote exceptional cattle performance and highly fertile Brigalow creek flats with outstanding cropping potential.

Fenced into 9 paddocks with laneway to yards, thought has been put into designing an efficient paddock layout. Along with a reliable stock water system with two equipped bores and seasonal waterholes in the creek, the property is easy to manage.

Country -

Originally timbered with a blend of Brigalow, Bottle Tree, Wilga, Wattle, Gum, scattered Bitter Bark, Pine, and the odd Fig Tree.

Extremely fertile Brigalow farming flats that rise to undulating higher softwood scrub grazing country above the frost line, growing Buffel, Cooch, Green Panic and other native grasses.

TYPE: For Sale

INTERNET ID: 300P187229

SALE DETAILS

\$1,490,000

CONTACT DETAILS

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

David Thornberry
0429 877 732

Cultivation -

35 ha of contoured farming country with the option to grow grain, hay or forage crops to graze.

Current farming practices has seen a low reliance on chemical usage, the preferred options being to manage weeds with a combination of mechanical cultivation and rotating stock to create grazing pressure at critical times.

Cultivation country is currently used to graze forage crops and grow hay, with a fertiliser programme in place to maximise weight gains.

Water -

Stock water is supplied via two bores pumping to storage tanks and gravity feeding to stock troughs.

One bore is equipped with a windmill and flushcap pump, pumping 800 to 1200 litres per hour into a 22,500 litre poly tank.

The second bore is equipped with a solar panel and electric submersible pumping 1600 to 2400 litres per hour into 22,500 litre poly tank.

A small creek meanders through the property with seasonal water holes.

Rainfall - 630mm annual

Fencing -

Laneway to yards

The grazing country is fenced with good quality, 4 barb, split post, fence.

The cultivation area has a variety of quality 4 barb, wood and steel post fence and also some older fencing with two plain wire two barb wire that is stock proof.

9 paddocks in total.

Livestock capacity -

50 cows and calves through to 250 kg weaner.

With surplus feed from winter forage crops there is the opportunity to increase cattle numbers throughout this grazing period.

In the past it has comfortably carried an extra 50 - 60 dry cattle to 380 kg through this peak feed period.

Working improvements -

2 bay modern tool shed, concrete floor

6 bay machinery shed. 1 bay used as a workshop with power

Barn for storing fodder

Garden shed

Hay shed

Old dairy with power

Stables

Old cream shed

Old piggery

50 tonne silo

Cattle yards with crush.

Homestead - 3 bedroom, 1 bathroom and 2 car

Timber home consisting of open plan kitchen, dining, living area with split system air conditioner

Games room, lounge room, sleep out

Wood and electric stove in kitchen

Downstairs laundry and bathroom

- Land Area 116 hectares







