



8283 Linden-Nebine Road, NEBINE, QLD 4488

Low Cost, Drought Proof, Freehold, Breeder Country - 35,685* Ha | 88,178* Ac

35,685.00 hectares, 88,177.63 acres

Woonoona & Tatala - Linden Nebine Road, Nebine via Bollon

The aggregation includes the Southwest Queensland properties "Woonoona & Tatala", offered to the market via a 2-stage Expression of Interest Campaign, available for purchase In-One-Line or Individually.

Held by the Bolam family for up to 37 years the property is being sold to finalise an Estate and family succession.

The aggregation is proven, drought proof, soft mulga, breeder country with vendors stating that the property has never been destocked due to drought conditions with an abundance of low regrowth mulga and high-level mulga reserves.

With a sound winter season and recent rain, the property is presenting in a fresh condition, with an abundance of grass cover, providing the purchaser with an excellent

TYPE: For Sale

INTERNET ID: 300P188188

SALE DETAILS

Expression Of Interest!

CONTACT DETAILS

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

Phillip Kelly
0436 366 578

opportunity to capitalise through 2026 and beyond.

PROPERTY DETAILS

Area: 35,685 hectares on 3 freehold titles:

Woonoona - 13,744.7 Ha; Tatala - 21,940.3 Ha

Rates - \$17,606.00* per year (estimate only)

Location - Radial distance and direction: 125km northeast of Cunnamulla, 140km southeast of Charleville, 80km northwest of Bollon.

Land Type - Soft mulga & poplar box woodlands, open and wooded alluvial plains with scattered lake system.

Vegetation - Dominant vegetation includes Mulga, Poplar Box, Silver-leaf Ironbark, Coolabah, Sandalwood and Wilga.

PMAV - Registered PMAV in place

Average Rainfall - 400 to 450mm

Pasture - Soft native grasses with extensive seasonal herbages and lakebed grasses with an abundance of low mulga.

Water - Numerous dams, bore water to tanks/troughs/turkey nests and bore drains, seasonal holes in Nebine Creek, extensive natural lake system with seasonal water.

Fencing - 15 main paddocks, 5 holding paddocks. Boundary is part exclusion fenced. Majority of fencing is older 3-4 plain with 1-3 barb on steel posts.

Improvements - "Woonoona" house, machinery shed/workshop, hay shed, various outbuildings, 3 sets timber and portable panel cattle yards (in varying condition).

Airstrip - 2 x 1000m and 1 x 1,400m strips

Carrying Capacity - YIYO 1,000 to 1,200 breeders (vendor estimate)

Agents Remarks: "Woonoona & Tatala" have been owned and managed under a family partnership, in conjunction with other land held in the immediate area and in Central-west NSW. The offering of "Woonoona & Tatala" to the market presents an excellent opportunity to secure proven low cost, drought proof breeder country. Inspection reveals a property carrying a solid body of grass with ample water across the aggregation.

Being offered to the market as In-one-line or individually providing ample opportunity for buyers to secure as a whole or in-part. To be offered bare of stock & plant. Note: Sale of either "Woonoona or Tatala" individually, is contingent on both being sold.

A comprehensive Information Memorandum is available on request.

Inspections are by appointment only with the exclusive selling agents and will be conducted on a planned basis.

EXPRESSION OF INTEREST - Closing Friday 19th December 2025

Contact the exclusive selling agents for more detail.

This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

- Land Area 35685 hectares
- Bedrooms: 5
- Bathrooms: 2



HOMESTEAD

Bedrooms	5
Bathrooms	2







