



54 Camilleris Road, MOUNT CHARLTON, QLD 4741

355 Ha Well-Grassed Mount Charlton Grazing Country Two Parcels - Development Upside Offered via Expressions of Interest

355.00 hectares, 877.21 acres

Two Well-Improved Rural Parcels Offered via Expressions of Interest

Elders Rural Services is pleased to present two productive grazing properties located in the tightly held Mount Charlton district, only a short drive from Mackay.

Both parcels feature established improved pastures, excellent fencing and reliable water infrastructure, making them ideally suited to breeding or backgrounding operations.

The properties are offered for sale via Expressions of Interest, either individually or as a combined holding. Internal laneways have been developed across the properties to assist with stock movement and mustering, providing the greatest benefit when the parcels are operated together.

TYPE: For Sale

INTERNET ID: 300P192397

SALE DETAILS

Expressions Of Interest!

CONTACT DETAILS

Elders Real Estate Mackay

77-79 Archibald Street

Mackay, QLD

07 4954 5200

Robert Murolo

0418 799 934

Both parcels offer scope for further pasture development and fencing improvements, providing opportunity to increase carrying capacity over time.

Parcel 1

54 Camilleri's Road, Mount Charlton

155 Hectares | Infrastructure, Orchard & Improved Grazing Country

This well-developed grazing property offers productive pasture, practical infrastructure and reliable water supply throughout.

A substantial four-bay machinery shed with additional open bay provides approximately 280m² under roof and includes concrete flooring, three-phase power, water connection and internal toilet and shower facilities.

Improved pastures have been established across the property with Signal Grass and Guinea Grass supported by legumes throughout the paddocks.

The property also features a large established orchard, including a variety of fruit trees with avocados, providing a valuable addition for lifestyle use or personal production.

Key Features -

- Total area 155 hectares
- Improved pastures including Signal Grass, Guinea Grass and legumes
- Subdivided into 7 paddocks
- Fencing in good to excellent condition
- Internal laneway system assisting with mustering
- Steel cattle yards with head bail and drafting area
- Large 4-bay machinery shed plus open bay
- Approximately 280m² under roof
- Concrete floor with three-phase power and water connected
- Toilet and shower facilities in shed
- Solar-equipped bores supplying tanks and troughs
- One bore also fitted with Honda pump
- Established orchard with avocado and assorted fruit trees

Carrying Capacity -

The property will comfortably carry approximately 35 Adult Equivalents (AE) in its current configuration.

With additional fencing and further pasture development, carrying capacity has the potential to increase to 80 AE or more.

Parcel 2

337 Camilleri's Road, Mount Charlton

200 Hectares | Well-Grassed Grazing Country

This productive grazing block features established improved pastures and excellent fencing infrastructure throughout.

Pastures include Signal Grass, Guinea Grass and legumes, providing a reliable grazing base.

Water is supplied via bores equipped with solar pumps supplying tanks and troughs, with one bore also fitted with a Honda pump.

Key Features -

- Total area 200 hectares
- Well-established improved pastures
- Signal Grass, Guinea Grass and legumes throughout
- Subdivided into 5 paddocks
- Fencing in excellent condition
- Solar bore supplying tanks and troughs
- Internal laneway system assisting with mustering

Carrying Capacity -

The property is currently capable of supporting approximately 120-140 Adult Equivalents (AE).

Further pasture improvement and minor development works provide opportunity to increase carrying capacity to approximately 160-180 AE.

Combined Opportunity -

When operated together, the two parcels form a 355-hectare grazing holding with an established laneway system assisting with efficient livestock movement and mustering.

This configuration provides an attractive opportunity for:

- Cattle breeders
- Backgrounding operations
- Expanding local producers
- Rural lifestyle buyers seeking productive country close to Mackay

Location -

The Mount Charlton district is well regarded for its productive grazing country and convenient proximity to regional services.

Approximate distances -

- 45 minutes Mackay CBD
- 55 minutes Mackay Saleyards

Additional Improvements -

Also available with the property is a large quantity of fencing materials and building supplies, providing the opportunity to complete further fencing across the properties.

A full plant and equipment will be available on request.

The properties have been destocked since November last year, leaving a strong body of grass and are ready to take stock immediately.

Sale Method -

The properties are offered for sale via Expressions of Interest.

Buyers may submit offers for -

- Parcel 1 155 hectares (54 Camilleri's Road)
- Parcel 2 200 hectares (337 Camilleri's Road)
- Both parcels combined

Prior offers may be considered before the close of the Expressions of Interest campaign.

Agent Comments -

Well-improved grazing country in the tightly held Mount Charlton district rarely becomes available to the market. With established pastures, reliable water and excellent fencing already in place, these properties present an attractive opportunity for producers seeking quality cattle country within easy reach of Mackay. Offered individually or as a combined holding, buyers will appreciate the potential to further develop and increase carrying capacity over time.

For further information or to arrange an inspection contact:

Robert Murolo

Elders Rural Services

0418 799 934

- Land Area 355 hectares







