



## Allies Creek Road, CADARGA, QLD 4626

"Staff Haven" Quality - Well Watered - Monogorilby Grazing Country!

**357.50 hectares, 883.38 acres**

Quality well-watered Monogorilby grazing country.

This could be the ideal starter block or would suit the astute buyer looking to add additional area.

"Staff Haven" has consistently carried 95 cows and calves, through to weaners. Watered with 13 open dams, the operation can be run safely, efficiently and effectively as a whole or rotationally grazed through the 5 paddocks. This property would also be attractive to the absentee owner.

Originally standing timber, "Staff Haven" has been thoughtfully cleared to increase performance and production. Timbered areas are confined to the ridges growing predominantly Narrow Leaf Ironbark, Spotted Gum, Blue Gum and scattered Bitterbark. The main creek is timbered with River Red Gum.

"Staff Haven" has the capacity to grow large volumes of quality feed in a normal season, consisting of native grasses including Qld Blue Grass, Kangaroo Grass, and Forest Blue. The steeper slopes have been cutter barred and planted to Rhodes grass,

**TYPE:** For Sale

**INTERNET ID:** 300P192955

**SALE DETAILS**

**\$2,000,000 or nearest Offer!**

**CONTACT DETAILS**

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although this has now compacted over time.

Reliable water is a feature, with dams throughout and an unequipped bore hole (1300gph) providing extra water security.

The boundary fence is top quality 4 barb, timber post fence. Internal fencing is in good condition.

#### Features -

- \* 341 ha freehold
- \* 15 ha leasehold water reserve
- \* Cattle yards
- \* Small storage shed
- \* Tick free
- \* Reliable water
- \* Well fenced
- \* Potential to harvest timber
- \* Council - Western Downs Regional Council
- \* Low cost, efficient operation.

- Land Area 357.5 hectares





