



97 Schloss Road, CUSHNIE, QLD 4608

Licensed Feedlot, Cattle Depot Infrastructure, Cultivation on Three Titles

164.60 hectares, 406.73 acres

"Melinya" presents a rare opportunity to secure a highly versatile South Burnett holding combining grazing and cultivation country with extensive cattle infrastructure, including a Class 1 feedlot approved for 1,000 SCU, 600 head cattle yards, reliable water resources and quality accommodation.

The property comprises three separate titles with bitumen road frontage and B-double access, creating a well-developed cattle depot close to major livestock markets with operational flexibility and long-term liquidity.

Location -

"Melinya" is located approximately 15 kilometres west of Wondai within the South Burnett region of Queensland.

Strategically positioned within one of Queensland's recognised cattle producing regions, the property provides efficient access to major livestock selling centres including Murgon (25km), Gympie (110km), Dalby (130km) and Toowoomba (160km),

TYPE: For Sale

INTERNET ID: 300P193940

SALE DETAILS

Offers To Purchase!

CONTACT DETAILS

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

Jason Cleary
0402 073 661

while remaining within practical trucking distance of several major beef processors.

The property benefits from practical road access suitable for livestock transport, including approved B-double access.

Land & Pasture -

The holding comprises approximately 164.59 hectares (406 acres) across three freehold titles, offering a balance of cultivation capability and improved pasture.

The country is characterised by fertile red and black scrub soils, transitioning to productive blue gum flats. The terrain falls gently from the south to the north and west and benefits from established contour banks and existing improved pastures.

The property is well configured for efficient livestock management, with multiple paddocks connected by a central laneway system, enabling straightforward cattle movement between paddocks, yards and feeding areas.

Concrete troughs service paddocks and laneways throughout the holding. Good quality fencing, being post and barb with steel gateways.

Water -

Infrastructure includes:

- 1x Solar equipped bore with generator backup (approx. 12,000 gallons per hour, 30ft deep) pumping to header tanks servicing the feedlot, yards and homestead
- 1x Mains powered bore supplying the northern portion of the property via header tank network
- 1x Solar equipped bore servicing paddock stock water on the southern lot
- Windmill (currently unused) and two unequipped bores
- Four significant surface dams providing over 70 mg litres of storage, capable of integration into the water network
- Approximately 80,000 litres of rainwater storage

Accommodation -

The main residence is a recently renovated and extended Queenslander-style homestead. The home provides comfortable family accommodation comprising four bedrooms, two bathrooms and generous living areas.

A separate workers cottage is located on the second title.

Infrastructure -

- High quality steel stockyards with approximately 600 head* capacity including five-way draft system and undercover Cavalier vet crush, nine water troughs servicing the yard complex, 120 head feed yard with concrete bunks
- 270sqm* modern steel frame shed with approximately 5.1m clearance
- Four bay 24m x 9m* machinery shed with one concrete bay and 4.7m clearance
- Former dairy with 15 amp power available
- Timber bunkhouse

- Double garage
- 200sqm* workshop shed at the second dwelling with solar panels installed
- 525sqm* open sided uncover equipment storage
- Second set of timber cattle yards

Feedlot -

A key feature of the property is the Class 1 feedlot approval for approximately 1,000 Standard Cattle Units (SCU), incorporating six established pens.

The feedlot has been designed with a dedicated effluent waste management system, compliant with environmental requirements for Class 1 certification.

Summary -

Combining productive grazing country, cultivation capability, substantial cattle infrastructure and the rare advantage of an approved feedlot, "Melinya" represents a highly versatile rural holding within the productive South Burnett region.

The inclusion of three titles further enhances the property's flexibility and long-term value, allowing a range of operational or investment strategies.

The feedlot infrastructure, supported by the property's yards, water network and cultivation capability, is a compelling prospect for cattle producers, traders or agribusiness investors seeking a strategic livestock hub for backgrounding, depot or feed-to-finish enterprises.

Key Features -

- 164.59 hectares (406 acres) across three freehold titles
- All titles benefit from bitumen road frontage
- Located 15km west of Wondai in the South Burnett region
- Class 1 feedlot approval for approximately 1,000 SCU
- High quality steel cattle yards with 600 head capacity, five-way draft, vet crush and concrete feed bunks
- Productive red and black scrub soils with blue gum flats
- Multiple bores, four dams and 80,000L rainwater storage
- Renovated four bedroom Queenslander homestead plus workers cottage
- B-double access and extensive machinery and equipment shedding

* Inspections for this property are strictly by private appointment only. Please respect the owners' peace and quiet and do not enter the property without being accompanied by an agent.

** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All areas are approximate.

- Land Area 164.6 hectares
- Bedrooms: 6

- Bathrooms: 3

HOMESTEAD

Bedrooms	6
Bathrooms	3







