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## Cattle fattening property in Condamine district

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### Condamine QLD 4416

This property has cell grazing, feedlot, 1200 megalitre dam, flowing bore, medicated water, airstrip and modern house.

2038 hectares

4 Beds

2 Baths

2 Garages

Price **POA**

### Contact Seller



Contact: OWNER

Phone: 43698505

### Message:

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Description

Details

Location

Buyer's Resources

### Cattle fattening property in Condamine district

It has some of the most productive soils in the area. The Condamine area is well known for its quality production of cattle and grain.

Country The property is predominately brigalow belah black soil which then runs on to alluvial loam along the Dogwood Creek. Details Area 2038 hectares /5012 acres Average annual rainfall is 600mm (24 inches) 1200 head capacity feedlot Flowing artesian bore 1200 megalitre dam Irrigation licence for 1380 ml from Dogwood Creek available for separate sale 8km Dogwood Creek Totally integrated water system Set up for cell grazing and medicated water to all cells All cells have lanes connected to modern all steel cattle yards, crush and weighing facilities. Rates \$1307.80 per half year.

Grazing Homestead Freeholding lease 7913 Carrying capacity 1100 LSU plus feedlot All steel shed is 120ft by 60 ft by 20 ft high walls Modern 4 bedroom brick home with open plan living area and parquetry floor. 950 metre airstrip available. Used regularly and in good order All improvements are well maintained with all fencing in excellent condition.

The property is well grassed with buffel grass. Paddocks are clean and have been used to harvest buffel seed and medics and bale hay for sale. Future plans. There is the potential for irrigation used either in conjunction with feedlot growing silage or diversifying by growing a cash crop e.g. peanuts/cotton, grain or forage. Feedlot You can use your own stock or custom feed. Neighbours grow grain so transport is low cost. Cattle fattening. Close proximity to markets for buying and selling. Roma is the state's largest cattle selling centre. Good roads for transporting. Well set up home and garden.

## PREMIUM PACKAGE FEATURES:

15 Photos

No Commission

Unlimited Changes

Confidentiality Available

Spam-Protected Email

600 x 900mm For Sale Board

Rotating Feature on Home Page

Prioritized Search results

Mention Coast to Coast Magazine

Google Map



TOTAL PRICE: \$225

DURATION: UNTIL SOLD