

**For Private Sale**

# **"Flagstone"**



**Excellent Breeder Block**

**15 255 Acres**

**Lot 28 DK 251 GHPL 5/2121  
Parish of Sonoma**

**\$2, 400, 000 ONO – including 400 breeders**



## Situation

"Flagstone" is situated 82km south-west of Bowen and 62kms east of Collinsville in the Flagstone Valley on Normanby Road.

## Area and Tenure

Area: 15 255 Acres

Lot 28 DK 251 GHPL 5/2121

Parish of Sonoma

EU Accredited and Nature Refuge

## Country

"Flagstone" comprises mostly of open forest country. There is 150 acres of stick raked country and area of new tordoning. "Flagstone" is timbered with Ironbark, Bloodwood, Moreton Bay, Blue Gum, Popla Gum and some Quinene. It is well grassed with Spear Grass, Indian Couch, Forest Mitchell and Seca Stylo. There is some undulating country running up to the boundaries. Cattle graze all of these areas well. "Flagstone" also features alluvial river flats, red volcanic ridges and flats with sandy loam areas.



## Waters

There is very good water on "Flagstone". There are permanent rock holes, water in Flagstone creek and 4 dams. Other waters include:

- Homestead bore with submersible, powered by homestead solar system with a back-up bore nearby
- 5000 gallon tank and trough
- Yard bore 1000gph with solar pump
- 30 000 gallon concrete tank and troughs pumped out to another tank and trough
- Blue tank bore 2000gph
- Silvermine bore 10 000gph
- Petrol motor and pump – 6000 gallon tank and trough

## Fencing

"Flagstone's" boundary fence includes three and four barb, steel and timber posts. There is some new internal fencing with three barb and steel posts. It is divided into 6 main paddocks, 4 smaller, 3 holding paddocks and a laneway from the holding paddocks to the yards.





## Yards

The yards on “Flagstone” are steel panel yards with a 4 way draft, crush and head bale as well as a covered branding crush and steel loading ramp.

## Carrying Capacity

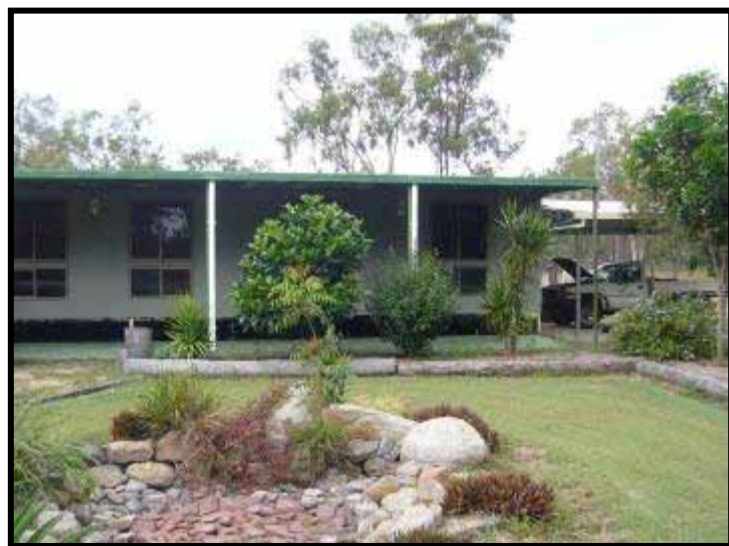
“Flagstone” will handle 800 – 1000 adult cattle and progeny.



## Buildings & Improvements

The main homestead on “Flagstone” is a low-set 4 bedroom residence. It includes a new office, laundry and verandahs. The house has also recently been painted inside and out. There is also a near new kitchen and floor coverings throughout. The homestead also features air-conditioning and ceiling fans, a well-established garden and 240V solar power.

“Flagstone” also involves a donga, 4 bay shed and lean-to with 240V solar power.







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*"Flagstone" is an easy to run breeder block with very good water, a good body of feed and is in close proximity to mines and railway for off property work.*