

For Sale - Online Auction

*Via Elite Auctions commencing August 9, 10.00am
Concluding August 11, 3.30pm*

“The Overflow”



Breed, Background & Fatten

1, 454.439 Ha | 3, 594 Acres approx.

GHP L 23/16590 Lot 5 DU 18 Lot 6 DU 18

County of Muddan & Parish of Kunnar

Lot 106 on CP DJ5769 16.186 Ha 40 Acres Freehold

County of Dutton & Parish of Thompson

To Be Offered Online, Bare of Livestock

Commencing 10am August 9, 2022 & concluding 3.30pm August 11, 2022

Situation

"The Overflow" is situated 28 km North of Hughenden, and 410 km West of Townsville.

Area and Tenure

GHPL 23/16590

Lot 5 on CP DU 18; Lot 6 on CP DU 18

County of Dutton & Parish of Thompson

Lot 106 on CP DI5769

County of Douglas Parish of Hughenden

Title Reference: 17651119 & 21179035

Tenure: GHPL Lot 5 & 6 & Freehold Lot 106

Area: 1 438.253 Hectares 3 554 Acres

16.186 Hectares 40 Acres

Rates & Rent

Rates - Flinders Shire \$1741.64 per annum 2022

Rent - \$2,346.91 per annum 2021

Services & Facilities

Hughenden has a Hospital, State Schooling to Grade 10, high School to year 12, Day Care Centre, 2 Grocery Stores, 2 Hotels & 3 Motels, Saleyards & Liveweight Selling Facilities. Hughenden also has great recreational opportunities via the town Lake, Football, Racing, Bowls, Golf & Pony Clubs. Hughenden has commercial air services to and from Townsville and Mt Isa 3 times a week.

Rainfall

The annual rainfall average for "The Overflow" is 450mm.

Country

"The Overflow" comprises of a well-balanced mixture of country including black soil plains, clay pans & access to the Flinders River. It is timbered mainly by Coolibah along the River, Gidyea, Boree, Sandalwood, Bauhinia, Whitewood & Mimosa. There is sufficient timber for fencing and repairs on the property.

"The Overflow" carries abundant grasses in season including Buffel Grass, Curly Mitchell, Flinders Grass and perennial annual herbage.

Waters

"The Overflow" is well watered by a spear in the river connected to a windmill & by river flows seasonally. 1 x 8' Southern Cross mill & 4 ½" siphon pump pumping out of Flinders River into a poly tank & 2 troughs. There is also a sub-bore at the cattle yards equipped with a 6' Southern Cross mill with a 3 ¼" siphon pump, a poly tank & trough. Also, an old motor & submersible pump as a back-up on the bore.

Numerous creeks & Channels also run through the property providing various semi-permanent wet season waters.

Fencing

The boundaries are in reasonable condition, whilst the internal fencing is in fair condition, they need some attention after the recent flooding. The property is fenced into 5 main paddocks with numerous holding paddocks. The fencing on "The Overflow" comprises a combination of plain and barbed wire.

Yards

The cattle yards are in fair condition with some repairs necessary. There is a steel loading ramp and holding yards. The cattle yards will handle approx. 100 head at any one time. There is a quantity of portable panels as part of the yard included, Calf race & cradle, and bale.

Plant

- Quantity of rail line, yard panels, cattle bale, calf race & cradle, motor & submersible pump.

Carrying Capacity

"The Overflow" presents many grazing opportunities because of its quality country. The vendor estimates 100 backgrounders can be run on the property in a typical year with an equivalent of breeders if this is your preference.





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"The Overflow" is regarded as a top-quality property situated on the rarely available, northern side of the Flinders Highway. Its proximity to the developing Flinders River Irrigation Area offers outstanding potential going forward.

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