

0 Scotts Road, Theodore, QLD, 4719



Rural For Sale

Tuesday, 26 November 2024

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Type: Rural



Charlie McCarron

'Green Yards' Scotts Road, Theodore Qld 4719

'Green Yards' is located in the renowned Theodore/Banana district, an area tightly held due to the productivity of the country and pastures. With an area of 1,385ha (3,422 acres), four good bores and a good set of steel cattle yards this property is an opportunity for expansion for backgrounding & fattening or breeding.

Soil Carbon Project - The unique component of this property is the potential benefits from the four soil carbon projects registered on the 4th March 2022. Utilising an agreed methodology system by re-establishing or rejuvenating a pasture and altering the stocking rate, duration or intensity of grazing.

- 1,385ha* (3,422.41* acres) on two freehold Titles, 37km* NE of Theodore & 200km* S of Rockhampton
- Brigalow / softwood scrub country running onto Iron Bark / Bloodwood with developed pastures
- Three dams & four bores equipped with solar pumps pumping to 10 tanks & 12 troughs
- Steel cattle yards equipped w/ race, drafting pound, crush, loading ramp & calf cradle w/ undercover area
- Four soil carbon projects in total. Howson CP 14 & CP 15 - awarded 9,329 ACCU credits in 2024