

**1859 Greens Road, Banana, QLD, 4702**



**Rural For Sale**

Saturday, 16 November 2024

1859 Greens Road, Banana, QLD, 4702

Type: Rural

## THE JEWEL IN THE CROWN OF ONE OF QUEENSLAND'S FINEST BEEF PRODUCTION REGIONS

LAWD is pleased to present for sale Moorabinda, a rare opportunity to acquire one of the largest single private holdings in the highly regarded Taroom district, one of Queensland's finest beef producing precincts.

### KEY INVESTMENT HIGHLIGHTS

- ☒ Comprising 15,977\* hectares (39,480\* acres) across two Grazing Homestead Perpetual Lease (GHPL) titles.
- ☒ Estimated carrying capacity of 6,000\* Adult Equivalents (AE) or 4,500\* Breeders.
- ☒ Securely watered via 13\* equipped bores (three flowing bores), 53\* earth dams, 47\* troughs, over 15\* kilometres of dual frontage to Scotts Creek, numerous permanent and seasonal waterholes, and seasonal springs.
- ☒ Land types consist of 10,956\* hectares of undulating brigalow, belah, bauhinia and softwood vine scrubs, 4,027\* hectares of spotted gum ridges, and 994\* hectares of alluvial creek flats with poplar box and coolibah floodplains.
- ☒ Strong influences of deep, fertile chocolate/grey clay soils, plus loamy, lighter sandy soil types adjacent to Scotchby's creek.
- ☒ Developed pastures of predominantly buffel, panic, rhodes and creeping blue, supported by native grasses.
- ☒ High quality improvements including two substantial modern homesteads, a cottage, workers' quarters, a workshop, three large sets of cattle yards, five machinery / storage sheds and excellent equine facilities.
- ☒ Strategically positioned in proximity to key supporting infrastructure, including the Roma and Dalby Saleyards, as well as numerous major abattoirs and feedlots.
- ☒ Located 63\* kilometres southwest of Taroom, 123\* kilometres northeast of Roma, 163\* kilometres east of Injune and 500\* kilometres northwest of Brisbane.

FOR SALE BY PRIVATE TREATY - CONTACT AGENT.

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