

**4674 Riverton Road, Maidenhead, QLD, 4385**



**Rural For Sale**

Saturday, 16 November 2024

4674 Riverton Road, Maidenhead, QLD, 4385

Type: Rural

## MIXED FARMING ENTERPRISE

LAWD is pleased to present for sale Maidenhead Station, a quality mixed farming enterprise located in the Queensland New South Wales Border Rivers region.

### KEY INVESTMENT HIGHLIGHTS

- ☒ Prime location in the Queensland New South Wales Border Rivers region, a region renowned for cattle feedlots supplying both domestic and export markets, due to its favourable climate characteristics
- ☒ Commercial scale feedlot and quality mixed farming enterprise comprising 3,529\* hectares across seven freehold titles
- ☒ Featuring five centre pivot irrigation sites totalling 106\* hectares, 340\* hectares of dryland cropping, 1,612\* hectares of grazing land and 1,471\* hectares of timbered grazing land
- ☒ Reliable water supply via a 300\* megalitre water allocation from the Dumaresq River, 13\* kilometres of river frontage, 494\* megalitres of bore water licences, plus numerous dams and creeks
- ☒ Newly constructed cattle and sheep feedlot licenced for 10,000\* Standard Cattle Units (SCU) and 9,000\* Standard Sheep Units (SSU) (currently built to 5,600SCU\* and 9,000SSU\*)
- ☒ Currently used for agistment purposes, the property offers a further estimated carrying capacity of 1,500\* Adult Equivalents
- ☒ Favourable climate and reliable rainfall (average annual rainfall of 723\* millimetres), with productive alluvial soils along extensive river flats on the Dumaresq River, transitioning to yellow and yellow mottled (trap) soils on the slopes
- ☒ A productive mix of native pastures with areas of premier digit and buffel grass and winter herbages, including clovers and medics
- ☒ Extensive operational infrastructure including a modern complete feedlot facility (sheep and cattle) with a roller mill and grain storage (1,000\* tonnes), commodity shed, machinery shed, cattle yards (two), sheep yards, shearing shed, weighbridge and office
- ☒ Quality accommodation featuring two large homesteads, a manager's house and dual self-contained workers' quarters
- ☒ Strategically positioned 12\* linear kilometres southeast of Bonshaw, 36\* linear kilometres south-east of Texas, 56\* linear kilometres south-west of Tenterfield and 241\* linear kilometres south-west of Brisbane

FOR SALE BY PRIVATE TREATY - CONTACT AGENT.

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