

6504 Isisford Yaraka River Road, Isisford, Qld 4731



Livestock For Sale

Wednesday, 8 May 2024

6504 Isisford Yaraka River Road, Isisford, Qld 4731

Area: 15779 m2

Type: Livestock



Darren Collins  
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Grant Veivers

## EOI

LAWD is pleased to present for sale the Eltham Aggregation, an exceptional Barcoo River backgrounding property, located in the Central West region of Queensland. KEY INVESTMENT HIGHLIGHTS INCLUDE:

- Comprising 15,779\* hectares across two freehold titles.
- Strategically located 30\* linear kilometres north of Yaraka, 44\* linear kilometres south-west of Isisford, 116\* linear kilometres south of Longreach and 138\* linear kilometres west of Blackall in the Central West region of Queensland.
- An estimated carrying capacity of 1,575\* Adult Equivalents, the aggregation has been conservatively grazed for several years and benefits from recent rainfall.
- Land types consist of 6,041\* hectares of alluvial plains, 4,674\* hectares of hard gidgee, 2,893\* hectares of boree wooded downs and 2,171\* hectares of open downs.
- Benefitted by highly fertile soil types with excellent moisture retention capacity and favourable climatic characteristics.
- A productive mix of summer and winter herbage and pastures that respond quickly to seasonal rainfall patterns, as well as a mix of trees that can also be utilised for productive scrub feeding as required.
- Reliable water supply via 8\* dams and several permanent waterholes which deliver livestock water to numerous tanks and troughs throughout, as well as extensive dual frontage (15\* kilometres) to the Barcoo River.
- Quality fencing with extensive exclusion fencing, the aggregation is subdivided into 17\* major grazing paddocks and three\* smaller laneway/holding paddocks.
- Extensive capital investment on fencing, land and pasture development and infrastructure.
- Operational improvements include two sets of cattle yards, a workshop, shearing shed, hangar, fuel shed, three-bedroom homestead, guest quarters and a two-bedroom cottage.

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEST)  
THURSDAY 20 JUNE 2024.\*approximately