

# “Westwood”

112 Westwood Access Road

Mitchell, Queensland



## INFORMATION MEMORANDUM

**MAA Livestock & Property Pty Ltd**

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## LOCATION:

'Westwood' is located 18kms north of Mitchell and 106kms of Roma, on the Westwood Access Road – via Forest Vale Road, Mitchell. The Forset Vale Road is an all-weather sealed road and Westwood Access Road is unsealed.



*Mustering at 'Westwood'*

## FACILITIES & SERVICES:

Electricity and STD telephone services are connected, with 50% mobile coverage as well. Satellite broadband internet and TV services are available. Twice weekly mail deliveries from Mitchell. The majority of usual urban services including schooling to grade 10 are available in Mitchell. There are twice weekly cattle sales in Roma. Services are typical of the area and adequate to operate 'Westwood' to its highest potential.

*Lush pasture at 'Westwood'*



## AREA & TENURE & COUNTRY:

'Westwood' is approx. 3361.94ha (8304 acres) in size. Lot 7 DUB53113, Lot 9 DL44, Lot 281 DL268 and Lot 282 DL268 are all zoned as freehold. A PMAV has been issued over the property is registered on the titles.

'Westwood' consists of 1500 acres (18.06%) of red buffel and native grasses, 7000 acres (84.27%) of brigalow belah, 180 acres (2.17%) of established leucanena also inter rowed with planted silk and buffel grass. There is 7 paddocks of myall scrub country, some combined with buffel and Mitchell grass. 'Westwood' also offers purchasers the opportunity to plant and harvest oats and sorghum on 450 acres of cultivation.



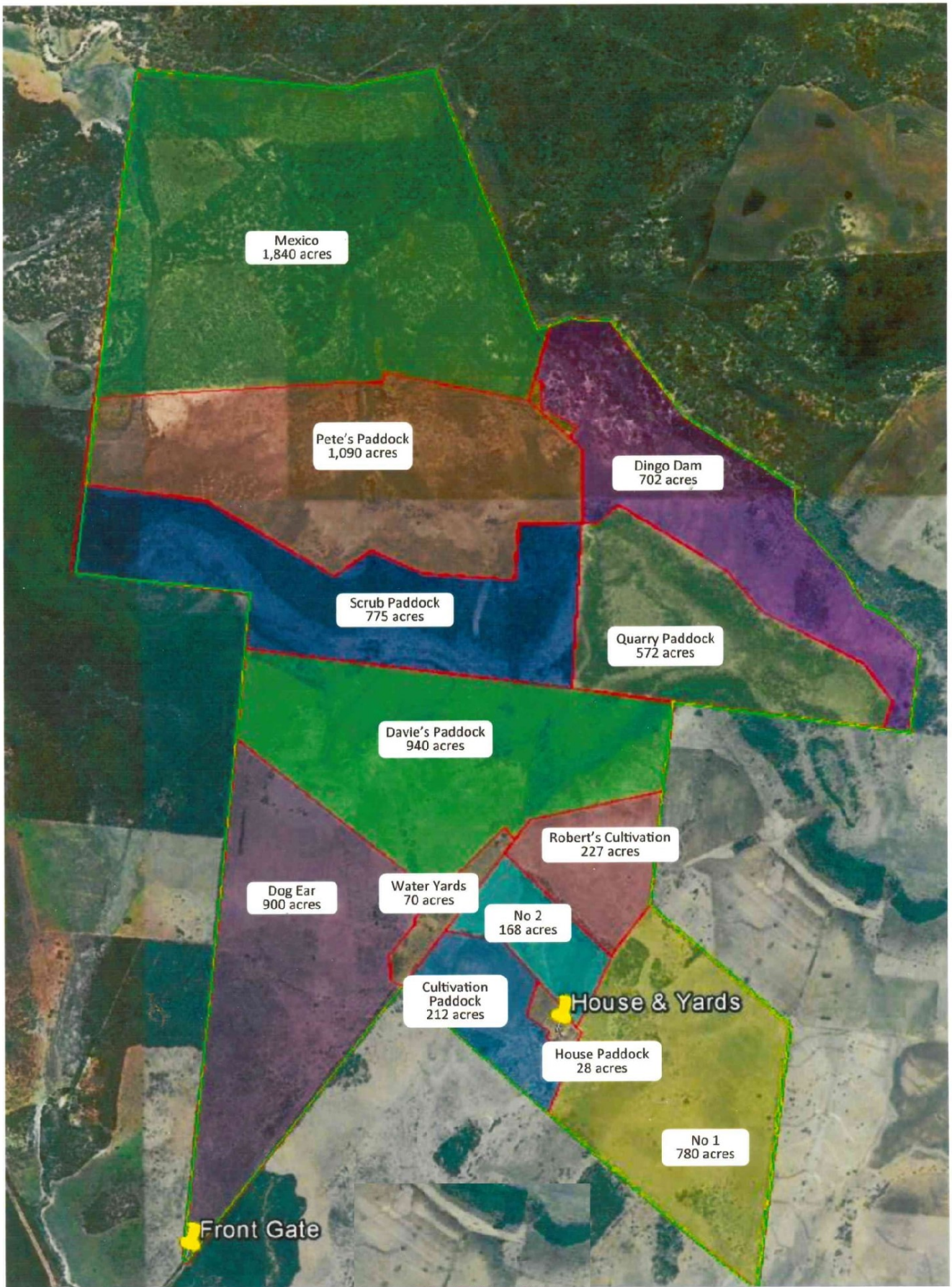
*Leucanena with rowed silk & buffel grass*



*Sorghum crop*



*Planting oats*



## IMPROVEMENTS:

'Westwood' has a country homestead of 5 bedrooms with air conditioning that has plenty of character. A fully self-contained donga which can accommodate for any workers or guests to 'Westwood'. Other infrastructure on the property includes a machinery shed, workshop, cattle yards and weaning yards.

*House yard (Feb 2019)*



*Cattle yards with new race*

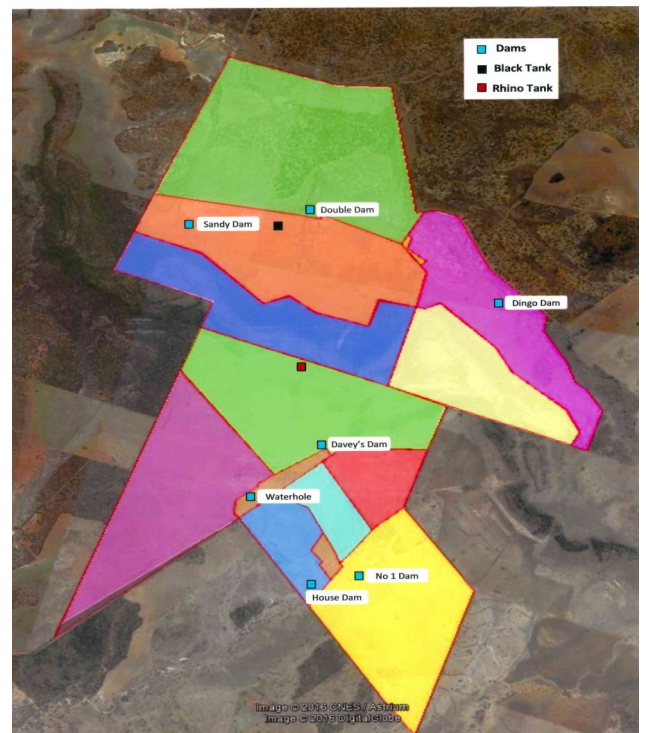
## WATER:

'Westwood' is securely watered with 7 bores, 2 of which are solar and 1 pump jack generator; 4 turkey's nests, 13 troughs, 7 dams varying in sizes and a waterhole. There is a great condition Rhino tank, which fills from the New Mono Bore. 'Westwood' is excellently watered.

*Lush Full Turkey's Nest*



*Map of Westwood's Dams*



**Rhino Tank:** On hill

1. Fills from New Mono Bore
2. Red marker at top means full



**Solar Bore:**

1. Pumps into Turkey's Nest which feeds one black trough
2. Turn on/off when required



## CARRYING CAPACITY:

The owners estimate the property will easily carry between 1100-1220 head. 'Westwood' carries a range from weaners through to feeder steers.



*Steers on oats with leucanena*

*Heifer in the leucanena*



## RAINFALL:

BOM has a recorded mean annual rainfall of approximately 450mm – 650mm for Mitchell and surrounds. It is considered 'Westwood' would have a similar annual rainfall. It is a predominantly summer rainfall area.



*Front gate of 'Westwood'*

## FENCING:

'Westwood' is made up of 11 main paddocks plus a holding paddock and laneways throughout the property. All fencing is in good to excellent condition.



*Drone photo of the house facing south*

## REMARKS:

'Westwood' offers purchasers the opportunity to acquire a large breeding and backgrounding operation with close proximity and access to the famous Roma Saleyards. 'Westwood' has been owned and operated by the same owners for the last 20 years. Buffel grass has been vigorously established over much of the property and is continuing to grow throughout. Combined with excellent water, sounds improvement and fencing, buyers are ensured the purchase of 'Westwood' as a sound business and investment.







**PRICE: \$5,000,000**

For further information or to arrange an appointment to inspect, contact the selling agents

## **CONTACT**

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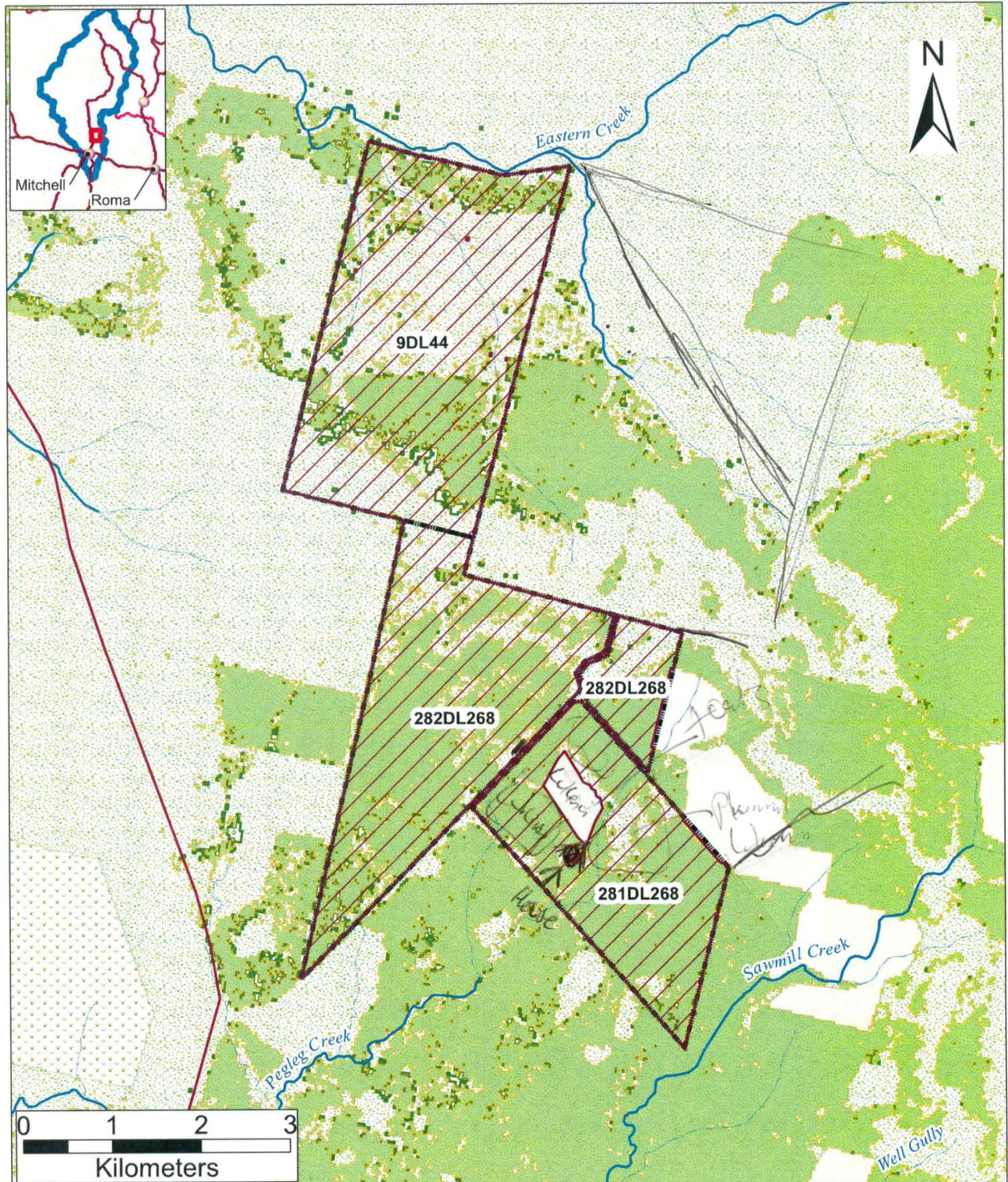
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**Locality Map**  
 Upper Maranoa (DES, 2018)  
 Old Murray-Darling Basin

- Boundary (DCDB)
- Lots on Plan (DCDB)
- NRM project (QMDC, 2017)
- Gully
- Buildings (QSpacial, 2018)
- Grazing land use (after SLATS, 2014)**
- Non grazing lands
- Forestry
- Open grazing
- Sparse timber
- Timbered grazing

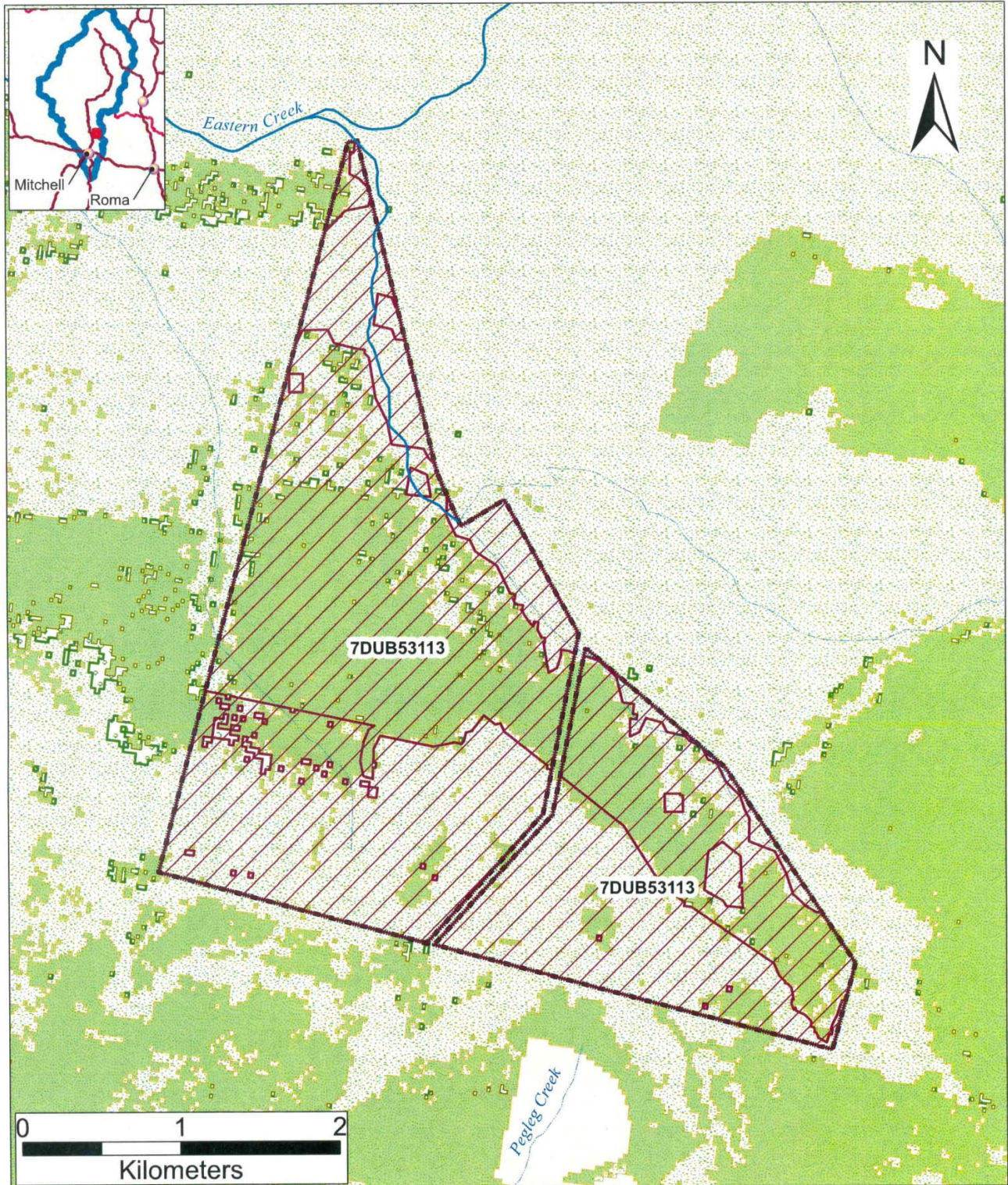
**Westwood\_FH**  
 active since 2011

**Grazing land use** splits based on levels of woody vegetation cover from fpc 2014  
**NRM Project** areas, only shown for projects with an expected reduction in soil loss.

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 Mapping services are provided as a joint initiative with stakeholders of the Queensland Murray -Darling Committee, and may be supported by funding from a variety of sources, including the Queensland Government, the Australian Government (National Landcare Programme), ConnectingUp and e.sri Australia's non-profit organisation program.

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- Old Murray-Darling Basin

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- Lots on Plan (DCDB)

- NRM project (QMDC, 2017)
- Gully
- Stream (QSpatial, 2018)

- Buildings (QSpatial, 2018)

**Grazing land use (after SLATS, 2014)**

- Non grazing lands
- Forestry
- Open grazing
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**Westwood\_LL**

**active since 2005**

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