

‘SCOTTVALE’

Warrego Highway, Mitchell

2082.341 Ha / 5145 Acres

LOCATION: ‘Scottsvale’ is located 15km west of Mitchell, via the Warrego Highway.

FACILITIES & SERVICES: Rural power, telephone service and mobile coverage. The majority of the usual urban services including schooling to Year 10 are available in Mitchell, with a school bus service from Mitchell to Roma for Year 11 & 12 and TAFE. There are weekly cattle sales in Roma and shopping facilities in Mitchell and Roma.

LAND AREA, TENURE: ‘Scottsvale’ is 2082.34 ha or 5,145 acres Freehold Farming and Grazing Property, PMAV locked in.



GENERAL COUNTRY: Mainly consisting of Poplar Box with red soils going to Brigalow Belah scrub, running back to Bendee ridges.

RAINFALL: 450 mm annual average.



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FENCING: 'Scottsvale' is well fenced. Divided into 7 main paddocks, all internal fencing is in good condition. There is 5km of exclusion fencing on the northern and eastern boundary fences.

CARRYING CAPACITY: Current carrying capacity would be suited to 350-400 breeders or 500-600 dry cattle.



WATER & BORE FACILITIES: The property is extremely well watered as it boasts 12 watering points. The majority of the dams were desilted in 2008. One bore feeds the house and immediate troughs and pumps soft water from 280ft via an electric submersible pump.

IMPROVEMENTS: The main house is a very tidy cottage style home with a fully fenced yard. There is a set of steel cattleyards near the house. There is full mobile coverage over the majority of the property.

REMARKS: 'Scottsvale' presents a fantastic opportunity to secure quality buffel cattle country, with highway frontage and close proximity to Mitchell township.

Inspections are highly recommended.



FOR SALE BY AUCTION

11am Friday, 16th October, 2020

at the Mitchell Bowls Club, 23 Dublin St, Mitchell, QLD

SEAMUS FILAN 0428 462 312

MAA LIVESTOCK & PROPERTY OFFICE 07 4620 1888

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Disclaimer: The information and details for this listing has been supplied to us by the vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.



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