

'BANDON PARK'

Mitchell

6,454 ACRES

SITUATION: Bandon Park is 94 km from Mitchell and 145km to Roma with access off the Bargunyah Road.

FACILITIES: Ideally situated close to Australia's largest cattle selling centre in Roma and en-route to all major feedlots on the Darling Downs and major meat processors. Rural power, internet and mail services available. Schooling from Prep to Year 6 is available at the Dunkeld School, approximately 32kms from the property. High school available from Mitchell (Year 10) and Roma (P—12). Major shopping and service centers at Roma.

AREA: Bandon Park is 6454 acres, with a PMAV issued over the property. There is also an additional 648 acres available in the reserve.

PROPERTY DESCRIPTION: Bandon Park is mostly made up of red sandy soils originally timbered with ironbark, box and pine. There is currently a good body of buffel and a reliable stand of mulga.

FENCING: Fenced into 8 paddocks, all fencing is in fair condition. Bandon Park is a part of the Nebil Wallam cluster.

WATER: Bandon Park is watered by Nebil creek, 3 permanent holes and 4 dams.

YARDS: The cattleyards are made up of steel panels, as well as a 4 stand shearing shed.

IMPROVEMENTS: Bandon Park has an older style 3 bedroom home and office. There is also a 4 stand shearing shed.

REMARKS: Bandon Park is a well situated, reliable block that could easily be used for a variety or combination of beef, sheep or goat operations. It is offered for sale under a 'walk in walk out' basis.

Also available to purchase is 'The Block' approximately 20kms from Bandon Park. 'The Block' is made up of 4 paddocks, all watered by dams and a semi-permanent hole in the Bargunyah Creek. There is a telephone line and a set of wooden and steel cattleyards. Both Bandon Park and the Block offer purchases with an opportunity to acquire a large breeding block with close proximity and access to the Roma Saleyards.

PRICE: On Application



SEAMUS FILAN 0428 462 312
MAA LIVESTOCK & PROPERTY OFFICE 07 4620 1888
WWW.MAAROMA.COM.AU

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