



## Rolling Term lease on 8,974 acres (3,631.65 hectares) of Productive Range Country in Morinish Area – 35 mins from Rockhampton

'Tabletop'

This property presents itself as a remarkable income producing opportunity on a number of levels.

Comprehensive "burn offs" have opened the country up beautifully and the prior good summer rainfall has transformed this property into a viable fattening option with excellent stands of natural and improved grasses (spear grass, Natal grass, Buffel, Secca Stylo & Green Panic).

There is a small set of yards and a corrugated iron mustering hut close to the yards. Water is supplied by

📏 3,631.24 ha

Price	SOLD
Property Type	Residential
Property ID	1155
Land Area	3,631.24 ha

### Agent Details

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### Office Details

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seasonal and permanent creeks running through spectacular gorges forming strings of magnificent rock pools in various locations throughout the block. There is also a significant reliable dam. Much of the fencing is good with new fencing being completed recently. Natural escarpments which peak on the boundaries form natural boundaries that don't need fencing. There are currently 95 head of cattle grazing on this block and has capacity to hold more.



Apart from the grazing attributes of this unique and special property with its beautiful scenery we feel it could lend itself to other pursuits such as a 4-wheel drive fun and outdoor adventure tourist park.

A great opportunity for those requiring more cattle country at a very favourable price. There are many ways to maximise the use and potential income of this exciting property.

Tenure is rolling term lease until 2/12/2048 with anticipated capacity to renew in 20 year increments as the previous owners have been able to do over the last 54 years or you could apply to freehold.

Asking \$1.3 Million plus GST

Don't procrastinate on this one!!!!

To arrange an inspection call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930.

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