







5,000+ ACRES – YOUR COUNTRY, YOUR LEGACY, YOUR NAME!

2,139.10 Hectares | 5,286 Acres (approx.) Historic Coastal Cattle Country | Grazing | Horses | Adventure | Endless Possibilities

$3,000,000 + GST

A RARE OPPORTUNITY TO CREATE YOUR OWN FAMILY LEGACY!

Imagine owning approximately 5,000 acres of freehold Queensland cattle country, where you can run your own breeding herd, explore the hills on horseback, head off on a four-wheel-drive adventure, camp beside a secluded waterhole or simply enjoy the freedom of having an enormous piece of Australia to call your own. The property, once part of Clairview Station would be your blank canvas to start something special.

Approx 5,000 ACRES OF DIVERSE COASTAL COUNTRY

1 1 10 2,139.10ha

Price	$3,000,000 plus GST
Property Type	Residential
Property ID	1217
Land Area	2,139.10 ha

Agent Details

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Office Details

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Situated approximately one hour south of Sarina and two hours north of Rockhampton, the property enjoys direct access from the Bruce Highway, which runs approximately through the middle of the holding (which also may lend to the possibility of subdividing into two properties – subject to council permissions..... Keep one half and sell the other to help pay for the one you keep...

The country is an interesting combination of level grazing areas, gently undulating slopes, elevated ridges and heavily timbered natural bushland.

Approximately 1,400 acres are understood to comprise a combination of existing usable grazing country and areas with potential for further development, (subject to land capability, vegetation management restrictions and any necessary approvals).

The balance is predominantly timbered and ridgy country, including areas protected by vegetation management restrictions.

Existing improved pastures include Secca Stylo, Pangola and Wynn Cassia, together with a mix of natural grasses.

The property's estimated current carrying capacity is approximately up to 150 breeders and their calves, depending on seasonal conditions, pasture availability and management practices. For the enterprising grazier, there may be opportunities to improve productivity through further pasture establishment and development of eligible areas, subject to regulatory requirements.

WATER – A VALUABLE ASSET

Water infrastructure and natural water sources are important features of this holding.

- Approximately five dams
- Numerous seasonal creeks and natural waterholes
- Six 25,000-litre rainwater tanks providing approximately 150,000 litres of storage

- Rainwater collected from the large shed roof

IMPROVEMENTS – A PRACTICAL BASE TO BUILD UPON

The property offers a useful starting point for cattle operations, recreational use or future improvements.

Improvements include:

- Large six-bay shed, with one end enclosed to provide secure, lockable storage
- Basic container home accommodation, providing an on-property living base
- Off-grid solar power
- Six substantial rainwater tanks connected to the shed roof
- Sections of excellent boundary fencing, with other sections requiring repairs or upgrading

These improvements provide a practical base from which a new owner can enjoy the property while considering future plans.

YOUR OWN 5,000-ACRE ADVENTURE PLAYGROUND!

For those who love the outdoors, this property offers something beyond the traditional cattle enterprise.

Imagine weekends spent exploring the country by four-wheel drive, riding horses across the open flats and through the hills, discovering hidden waterholes or enjoying a campfire under a canopy of stars.

There is room for family gatherings, bush camping, recreational riding and the simple pleasure of escaping the pressures of everyday life.

Whether you're a keen horse rider, a four-wheel-drive enthusiast, a cattle breeder or someone who dreams of owning a substantial rural escape, the property offers an extraordinary sense of space and freedom.

And with the Queensland coastline nearby, fishing, crabbing and boating can become part of the lifestyle too.

COUNTRY LIVING WITH THE COAST AT YOUR DOORSTEP

The property's location along the Bruce Highway provides access to the small rural and coastal communities of the Isaac Coast.

The historic township of St Lawrence offers a primary school, post office, library, recreation facilities and access to the renowned St Lawrence Wetlands, with fishing and crabbing opportunities in the surrounding coastal waterways.

To the north, Clairview is a popular coastal destination, known for its beachfront setting, fishing, crabbing and relaxed atmosphere.

The communities of Flaggy Rock, Carmila, Ilbilbie and Koumala offer additional rural services and recreational opportunities, while Sarina provides a broader range of shopping, schools, medical services and rural supplies.

And here's something rather special – you have the opportunity to give this property a name of your choosing!

Once part of the historic Clairview cattle holding, this substantial property has a proud pastoral connection. Now, following subdivision from the original holding, it offers a new owner the chance to write the next chapter.

Will it become a traditional cattle station, a family retreat passed down through generations, or a combination of productive breeding country and your own private adventure playground?

The possibilities are as wide as the country itself!

Whatever your vision, the next chapter is yours to write.

5,000 ACRES. YOUR COUNTRY. YOUR STORY. YOUR NAME.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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