

. Barelli Stanthorpe, QLD

Proven breeding country

Price : Auction date TBA

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Area & Tenure:
5,514 Acres (2,231.6 Ha) Freehold
Parish of Glenlyon. Southern Downs Regional Council.

Situation:
73 km Stanthorpe, 42 km Texas and 300 km Brisbane. Sealed road access to the property boundary.

Description:
Undulating to hilly, open and semi open traprock soil country. Pastures are strongly dominated by summer growing perennial native grasses particularly Queensland Blue Grass and some Coolatai with 75t fertiliser applied 2018. Scattered timber of White & Grey Box as well as Broad, Narrow and Blue leaved Iron Bark, Tumbledown Gums, Apple Gum and Cyprus Pine.

While not currently practiced, approximately 90 acres would be suitable for fodder cropping.
Watered by springs, 11 Dams and Pike Creek. House water is stored in 4 x 5,400 gal tanks. 26â€• (650 ml) annual rainfall.
Fencing could be described as good to excellent with electric fencing over most of the property. Fenced into 9 main paddocks and 6 holding paddocks with a laneway to the yards.

Improvements:
Efficient north facing solar passive 2 bedroom cement brick home with a wide verandah. (320 sqm Under Roof Area). â€•Off the gridâ€™ 5.5 Kva solar power system with battery storage and diesel backup generator.

This very comfortable home has two bathrooms, kitchen with gas stove, lounge/living room, laundry and storage/3rd bedroom room. A generous undercover outdoor living area. Large windows and doors open out to the north facing side of the home displaying a spectacular panoramic view of the property.

Machinery Shed â€• 3 Bay, Steel construction 18m x 6m
Old Shearing/Crutching/Storage shed
Generator/Battery shed
Steel Cattle yards with RPM Crush with scales and loading ramp.
Easily work 150 cows with capacity for 300 cows.

Remarks
â€•Barelliâ€• lies at the head waters of the Glenlyon Dam and enjoys the benefits of all four seasons. The property was being run with a breeding herd of around 250 cows with the current owners recently completing a significant fencing program enabling them a greater ease of management. The lifestyle aspects of â€•Barelliâ€• also see the owners enjoying the natural features and recreational pursuits on offer whilst appreciating a very comfortable and practical home setting.

- Features:**
- "Off the grid" solar passive living
 - Mixed grazing enterprise
 - Planned fences and laneway
 - Well located to feedlots and sale yards
 - Proven breeding country
 - Accessible and private location

Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All representations, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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