

# 5001 Ilfracombe Aramac Road Ilfracombe, QLD



**Excellent water, position and feed supply**

**Price : Asking \$8,500,000**

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## Area & Tenure:

12,180.53 Hectares (30,098.75 Acres) In 3 titles

## Situation:

Located approx. 36km from Ilfracombe, 54km from Aramac and 63km from Longreach.

## Description:

Vendor has conservatively grazed Dauntton for several years and displays an excellent cross section of Summer and Winter Herbages and most of the Mitchell Grass family species. Dauntton is predominantly Mitchell grass undulating open downs country and is very lightly timbered on eastern side property. Soil types are deep cracking black soil types to some lighter grey/red soil types on eastern side of the Hulton/Rand fault line which dissects property from north to south.

Dauntton Bore was replaced in Sep of 2007 which harbours a generous flow of 11.81 litres per second at full free flow (640,000 litres/day). With 85% of property is watered with piped bore water to troughs and tanks there are also 4 dams to compliment 12 paddocks and two holding paddocks.

Fenced into 14 main paddocks. Fencing Hingejoint/Barb or Plain/Barb.. Internal fencing is sound stock proof. Stock route through the property 10km.

## Structural Improvements:

- Aircraft Hangar 12m x 7m â€ Steel frame
- Workshop 20m x 10m with a 6m skillion â€ Steel frame
- Grain Shed â€ Steel Construction
- Homestead â€ Not serviceable
- Shearing Shed â€ Older in need of repairs
- Cattle Yards. Steel and timber construction. Crush and loading ramp and scales

## Features:

- Has been in the same Family since 1911
- Well grassed from conservative grazing practices
- Watered by an excellent capped free flowing bore yielding 640,000 litres/day
- Multiple watering points with troughs/tanks, dams
- Easy mustering on clean paddocks with an excellent history of weed control
- Excellent stands of mature Mitchell grass

Inspection by appointment only

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

**Representative**  
**Paul Grams**

**Property ID 7817436**

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**Property**



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