

For Private Sale

"Ellimееk"



Top Quality North Queensland Breeding Estate

23 600 Hectares/ 58 230 Acres

11/5336 Lot 6 on Sp 156588

Charters Towers Regional Council, Parish of Norwood

"Ellimееk"

To Be Offered With Listed Station Working Plant - Bare of Livestock

Situation

"Ellimeek" is located 6km west of Pentland and 110kms west of Charters Towers on the Flinders Highway, which dissects the property.

Area and Tenure

11/5336 Lot 6 on Sp 156588, Charters Towers Regional Council Shire, Parish of Norwood.

Tenure:

Leasehold: 11/5336

Expiry: 2033, which comes under the Delbessie agreement

Area: 23 600 Ha / 58 230 Acres

Conditions: Nil

Rates & Rent

Rates - \$4 344.06 per annum (includes water allowance of \$536.00)

Rent - \$759.64 per quarter

Services & Facilities

"Ellimeek" runs off rural power and there is town water connected to the house and shed complex. The Ellimeek house features digital TV and mobile phone service to the area. A primary school is located 6kms away in Pentland and there is also a daily bus to the secondary schools in Charters Towers. Pentland also has the services of a police station, hotel, garage and service station, caravan park, post office and convenience store. There are weekly cattle sales in Charters Towers and a major abattoir in Townsville.

Rainfall

The annual rainfall is 660mm.

Country

"Ellimeek" ranges from flat country to undulating to hilly. Soil types also vary from rich alluvial creek flats, sandy ridges to red soil tableland country. "Ellimeek" is timbered with ironbark, bloodwood, quinine, ti-tree and gun on extensive creek flats. There are also areas of yellowjack and wattle. The property is grassed with spear grass, urochloa, indian couch, spinifex, bluegrass, kangaroo and forest grasses. "Ellimeek" has been extensively seeded in the last 5 years with verano, seca and wynn cassia.



Waters

"Ellimeek" has seen an extensive overhaul of the water improvements in the last 6 years. There are 8 dams in total, 1 is equipped with a windmill, tanks and troughs. 5 of the dams are open. There are also 2 bores equipped with solar pumps and 1 of these bores is equipped with a firefighter pump. The other bore is equipped with a diesel engine which reticulates approximately 10kms through 2" rural poly, servicing 4 tanks and troughs.



Fencing

Approximately 60kms of fencing has been put up in the last 6 years. External fences have been erected and lanes put in for ease of mustering and spelling of paddocks. Balance of fences are in good serviceable working order. 90% of fence lines are cleared. Most fences are 3 barbs; however some lanes and holding paddocks are electric.



Yards

The yards are constructed with cattle rail, cable and portable panels. 3 large yards have watering facilities in them. The yards are well shaded with established trees and new permanent steel branding and crush/weighing facilities under shed cover. The yards will easily cater for 1000 head.



Livestock

"Ellimeek" is bare of livestock.

The current health status is: NCT

Carrying Capacity

2000 Breeders



Buildings

The main homestead on "Ellimeek" is well maintained with 2 bedrooms and an office. There is a large outdoor entertainment area, 2nd bathroom, 2nd toilet, storeroom and laundry which connect to another 6 bedrooms. The homestead also includes an open plan air-conditioned living area. The "Ellimeek" homestead possesses well established gardens.

Other buildings include:

- 8 x 15m concrete floor steel shed enclosed on 3 sides
- 8 x 12m concrete floor steel shed fully enclosed with 3 roller doors
- 8 x 12m steel hayshed enclosed on 3 sides
- 8 x 12m open steel shed over branding, weighing and crush facilities
- 18 x 30m steel machinery shed, partially enclosed



Plant

The following equipment is included in the sale:

- 966C CAT Loader and Rake Attachment
- 2005 Same 90hp Tractor with Bucket & Forks
- 1995 Toyota Hilux
- 2011 4WD Suzuki King Quad 4 Wheeler
- 2011 Honda 230CRF Motorbike
- Welder
- Air Compressor
- General Shed and Maintenance Tools





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"Ellimeek" is undoubtedly ideally situated, being adjacent to the Flinders Highway. It boasts a great season on top breeding country and many new improvements. "Ellimeek" is located in a safe, reliable rainfall area with great access and close proximity to many markets and the Townsville Port. "Ellimeek" certainly offers the opportunity to acquire an exceptional, high quality breeding property within an opportune locality.