

For Private Sale

“Culloden”



To Be Offered bare of Livestock and Plant

GHFL 23/16325 (CULLODEN)	LOT 5 on plan TL 28	8551.412 Ha/21130.5 Acres
GHFL 23/16324 (MAYFIELD)	LOT 3 on plan TL6	7385.513 Ha/18249.6 Acres
FREEHOLD 23/16222 (THORNTON)	LOT 16 on plan TL19	6616.206 Ha/16348.645 Acres
	22 553.131 Ha / 55 728.745 Acres	

Permit to Occupy Stock Route:

23/3442 Lot A on Plan 11357 2777Ha/6862.575Acres

TOTAL: 25 330.131Ha / 62 596.299 Acres

“Culloden”

Situation

160km south of Hughenden, 60km north of Muttaborra and 176 north east of Longreach. Ideally situated for the southern prime and store markets as well as the booming live cattle export market.

Area and Tenure

Three (3) lot leasehold aggregations more particularly described as follows:

Lot 5 on Crown Plan TL28

County of Tower Hill and Parish of Demeron

Title Reference: 17626154

Tenure:

Leasehold: GHFL 23/16325

Commencement Date: 1st January 1987

Term: 40 Years

Area: 8 551.4123 ha (surveyed)

Conditions: Nil

Lots 3 on Crown Plan TL6

County of Tower Hill and Parish of Drumrossie

Title Reference: 17742204

Tenure:

Leasehold: GHFL 23/16324

Commencement Date: 1st January 1987

Term: 40 Years

Area: 7 385.513 ha (surveyed)

Conditions: Nil

Lot 16 on Crown Plan TL19

County of Tower Hill and Parish of Drumrossie

Title Reference: 17626132

Tenure:

Freehold: GHFL 23/16222

Area: 6 616.206 ha (surveyed)

Conditions: Nil



Rates & Freeholding Payments

Rates - \$18, 313 per annum (New PTO yet to be rated)

Freehold - \$6 157.83

Services

Internet and STD telephone connected, twice weekly mail service from Muttaborra and 240 volt single phase electricity. While Hughenden offers Primary and Secondary School teaching, Longreach boasts first class agricultural college education. Longreach and Charters Towers offer weekly cattle sales with livestock scales facilities also available at Hughenden. Longreach is a major rural centre with all major shopping and medical facilities as well as Government Agencies.

Rainfall

"Culloden" is located within the 500mm to 600mm (20 to 24 inches) rainfall belt on the Isohyetic Chart. Most of this rainfall is received either from storms late in the calendar year or from monsoonal influences early in the following year.



Country

“Culloden” is comprised predominantly of good quality open to lightly shaded undulating Mitchell Grass Downs, intersected by the extensive Landsborough Creek and associated channel system in the west, tending to undulating downs with Gidyea stone influence and patches of Gidyea and Boree country in the south east.

The downs country comprises open to lightly shaded, gently undulating country over brown/black clay soils. It is lightly shaded with Whitewood and occasional Coolibah, intersected by Butler Creek and associated smaller channel system in the southern portion, extending from north - east to south - west, draining to Landsborough Creek.

The channel country comprises a number of prominent channels associated with Landsborough Creek, extending extensively through the western portion and heavily timbered with Coolibah along the channels over brown/black clay soils.

The balance of the country comprises occasional patches of Gidyea timbered ridges with pebble influence, tending to be covered with Buffel grass. These patches are predominantly restricted to the south east and comprise only a relatively small area in comparison to the total aggregation.

Grasses predominantly comprise Mitchell grass with seasonal Flinders grass and summer herbage. Extensive stands of Buffel grass are evident in the creek systems and are spreading rapidly across the downs country.



Waters

The property is principally watered by two (2) artesian bores and six (6) open and equipped dams and three (3) large permanent excavation holes in the channels which offer a good spread of water facilities. These are supplemented by the natural waterholes in the Landsborough and Culloden channel systems.

A brief description of the water facilities is summarised below:

BORES:

Burslem Bore:

Artesian Bore with 150 mm steel casing.

Equipped with new Kubota engine and mono pump to supply medium sized turkey nest in Bore paddock. The turkey nest reticulates to five (5) branch lines which services fifteen (15) troughs across twelve (12) paddocks via approximately 25km of 40mm pipeline together with supplies to shearing shed complex and yards, cattle yards and homestead complex.

Preston Bore:

Artesian Bore with 150mm steel casing.

Open well - concrete slab walls - equipped with Comet Windmill with draw plunge pump to supply large turkey nest with overflow to bore drain. A new solar pump is also installed to supply another turkey nest to transfer water into Top Preston paddock.

The bore drain services three (3) paddocks via approximately 6km open bore drain.

Preston bore supplies three (3) branch lines. These service a turkey nest and numerous tanks to supply eight (8) troughs in eight (8) paddocks via approximately twelve (12) kilometres of 40mm pipeline.



DAMS:

Lower Mayfield Dam (Lower Mayfield Paddock):

Open Dam - approx. 5 000 square metres
Semi Permanent Supply

Rodney Paddock Dam (Rodney Paddock Dam):

Large fluming fed earth tank - approx. 10 000 square metres
Lasts normal season

Lower River Paddock Dam (Lower River Paddock):

Open Dam - approx. 5 000 square metres
Lasts normal season

Upper River Paddock 2 Dams (Upper River Paddock):

Open Dams - approx. 7000 & 5000 square metres
One permanent & one lasts normal season

House Dam (Upper Mayfield Paddock):

Open Dam - 12 000 square metres
Permanent



NATURAL WATER:

Limited natural water is available and restricted generally to the deeper channels associated with Landsborough Creek. Semi-permanent supplies extend across the Landsborough & Butler Creek channels lasting seasonally.

The above mix of bores and dams provide a good supply of permanent water facilities supplemented by waterholes in the Landsborough Creek, Butlers Creek and Nargon Channel system.

Fencing

The property is fully fenced to or near its boundaries, which generally comprise a mix of sheep and cattle fencing including: a new 4 barb fence on the eastern boundary, 1 barbed wire and 5 plain wire with steel post panels; 1 barbed wire and 5 line ringlock with steel posts; 1 barbed wire and 1 plain wire with 6 line ringlock and steel post or 6 plain wires with wood posts and 3 droppers per panel, with panel sizes ranging from 4 - 7 metres and generally maintained in stock-proof condition. There is 4 km of new boundary fence with "Maroomba" and 11 km with "Inverness".



The property is internally sub-divided to provide 8 main paddocks together with numerous holding paddocks and watering squares. There is a complex lane system which enables ease of mustering and returning of livestock to paddocks. All internal fencing is in stock-proof condition and generally comprises a mix of plain and barbed wires with wood and steel posts, generally 5 - 10 metres apart.



Livestock

2500 Mixed Cattle available at valuation.

Plant

Nil



Improvements

Structural improvements on “Culloden” include the main homestead, married quarters, single quarters, shearing shed, shearing quarters, truck shed, tractor/machinery shed, workshop, store shed, stables and numerous ancillary sheds.

“Culloden” Homestead

The “Culloden” homestead is a large, low set timber dwelling, well presented and generally providing an above average standard of accommodation. It recently has had a full renovation including full internal repaint, new bathrooms and has been fully air-conditioned by way of split system units. It is also disabled person friendly.

Accommodation includes four (4) bedrooms, entry/sleep out, lounge, dining, kitchen, family room, bathroom, laundry, toilet and small covered outdoors areas.

Brief construction details are as follows:

- Low set concrete piers
- Sawn hardwood timber wall and roof frame
- Hardiplank cladding to external walls
- VJ timber and fibrous cement wall sheet to internal walls
- Aluminium framed glass sliding windows
- Corrugated galvanized iron roof

Fittings and fixtures of the “Culloden” homestead includes carpet and vinyl floor coverings and polished timber floors, timber/laminate kitchen cupboards, twin bowl stainless steel sink, upright stove, rangehood, shower/bath, vanity unit, toilet suite, laundry tub and hot water service.



Ancillary Structures

- Overseas quarters
- Meat house
- Chook house

Ancillary Homestead Improvements Include:

- Domestic yard fencing
- Stone pitched and concrete paths
- Clothes hoist
- Landscaping



Improvements Cont.

Married Quarters

Recently renovated low set two (2) bedroom quarters in good condition.

Brief construction details are as follows:

- Low set steel piers
- Sawn hardwood timber floor
- Sawn hardwood timber wall and roof frame
- Fibrous cement wall sheet external cladding
- Fibrous cement wall sheet internal linings
- Corrugated galvanised iron cladding to walls and roof

Floor Areas: Main - 78 square metres

Quarters

Accommodation to the quarters includes three (3) rooms, kitchen, living room, bathroom/toilet and laundry and semi enclosed verandah.

Brief construction details are as follows:

- Low set steel piers
- Sawn hardwood timber floor
- Sawn hardwood timber wall and roof frame
- Aluminium, fibrous cement sheet and weatherboard external cladding
- Aluminium framed glass sliding windows
- Fibrous cement wall sheet internal linings
- Corrugated galvanised iron roof

Fittings and fixtures include vinyl floor coverings, timber/laminate cupboards, single bowl stainless steel sink, shower recess, vanity unit, toilet suite, laundry tub and hot water service.

Floor Areas: Main - 80 square metres

Verandahs - 65 square metres

Truck Shed

Five (5) bay high clearance semi enclosed shed in good condition.

Brief construction details are as follows:

- Earth floor
- Reinforced concrete footings
- Web steel pipe posts and portal roof trusses
- Corrugated galvanised iron cladding to end walls
- Corrugated galvanised iron cladding to roof

Floor area: 115 square metres

Tractor Shed/Garage

Two (2) bay semi enclosed shed in good condition.

Brief construction details are as follows:

- Earth floor
- Reinforced concrete footings
- Web steel pipe posts and portal roof trusses
- Corrugated galvanised iron cladding to three (3) walls and roof

Floor area: 80 square metres

Workshop

Four (4) bay semi enclosed shed in good condition with one (1) bay fully enclosed.

Brief construction details are as follows:

- Concrete floor
- Reinforced concrete footings
- Web steel pipe posts and portal roof trusses
- Corrugated galvanised iron cladding to walls and roof

Floor area: 115 square metres

Garage/Store

Six (6) bay shed with two (2) middle bays semi enclosed.

Brief construction details are as follows:

- Earth and concrete floor
- Reinforced concrete footings
- Sawn hardwood timber post and wall frame
- Sawn hardwood timber roof trusses
- Corrugated galvanised iron cladding to walls and roof

Floor area: 80 square metres

Improvements Cont.

Generator Shed

Small, fully enclosed shed with storage utility.

Brief construction details include:

- Concrete floor
- Sawn hardwood timber frame
- Corrugated galvanised iron cladding to walls and roof

Floor Area: 17 square metres

Shearing Shed

Ten (10) stand shed, set on low set timber piers with waiting pens, classing bays, wool room and engine room with under floor yards. The shearing shed is no longer used and is in fair condition, offering storage utility only.

Brief construction details are as follows:

- Sawn hardwood timber floor
- Bush timber posts
- Sawn hardwood timber gale roof trusses
- Corrugated galvanised iron cladding to walls
- Corrugated galvanised iron cladding to roof

Floor area: 375 square metres



Shearing Quarters

Ten (10) room quarters with kitchen, dining room and front and rear semi enclosed verandahs and detached amenities.

Brief construction details are as follows:

- Low set bush timber piers
- Sawn hardwood timber floor
- Steel angle iron post and roof frame
- Masonite internal listings to kitchen/dining room
- Corrugated galvanised cladding to walls and roof

Floor Areas: Quarters - 155 square metres

Verandah - 60 square metres

Shearing Quarter Amenities

Brief construction details are as follows:

- Low set bush timber piers
- Sawn hardwood timber floor
- Sawn hardwood timber wall and roof frame
- Corrugated galvanised cladding to walls and roof

Fit out includes 4 x shower cubicles, 3 x hand basins and 3 x toilet cubicles.



Yards

HOUSE CATTLE YARDS:

The yards comprise receiving yard, three (3) forcing yards, pre-draft yard, seven (7) way skillion covered draft pound with crow's nest, four (4) drafting yards, calf pen to three (3) panel race with waiting pen to skillion covered calf cradle, waiting pen to four (4) panel concrete floor race to weigh box, head bale and crush and five (5) panel concrete floor race to waiting pen and two (2) panel timber floor loading ramp.

Brief construction details are as follows:

- 110 panels - pipe steel post with pipe steel top and belly rail and five (5) wire cable rails
- 42 panels - pipe steel post with five (5) pipe steel rails
- 46 panels - pipe steel post with four (4) pipe steel rails and two (2) wire cables
- 10 single gates
- 6 double gates
- 9 slide gates
- Sprinkler system
- Water troughs and water tank on steel stand
- Store shed

Large good quality cattle yards capable of handling large herd numbers.

WOOLSHED CATTLE YARDS

A steel portable panel yard has been erected at the Woolshed and has an overhead draft, head bale & weighing scales. This yard has a capacity of 450 head.

HORSE STABLES & YARDS:

Located within the homestead complex, comprising four (4) stables with day yards and attached horse yards.

Stables

Four (4) stables attached awning and day yards with brief construction details as follows:

- Earth floor
- Pipe steel posts and roof frame
- Corrugated galvanised cladding to walls and roof

Floor Area: 70 square metres

Horse Yards

The yards comprise round yard, drafting yards, three (3) holding yards and loading ramp.

Brief construction details as follows:

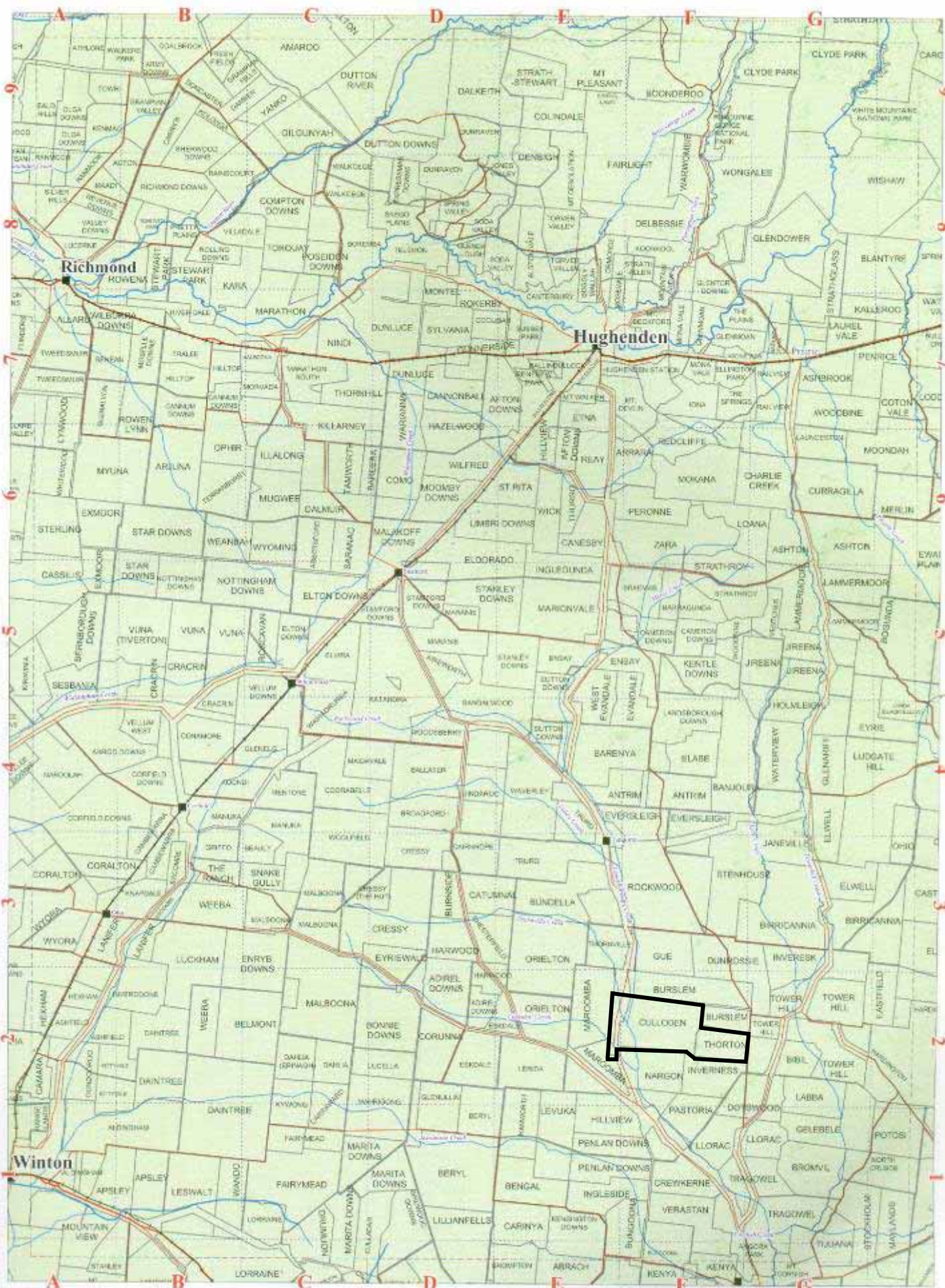
- 37 panels - bush timber posts with four (4) bush timber rails
- 8 panels - bush timber posts with five (5) bush timber rails
- 9 Gates

SHEEP YARDS:

Located adjacent to the shearing shed with drafting/waiting pens constructed beneath the shearing shed and no longer utilised.

The sheep yards include approximately 250 mixed panels with three (3) way race draft, forcing pens, drafting yards, spray race and turnout yards.





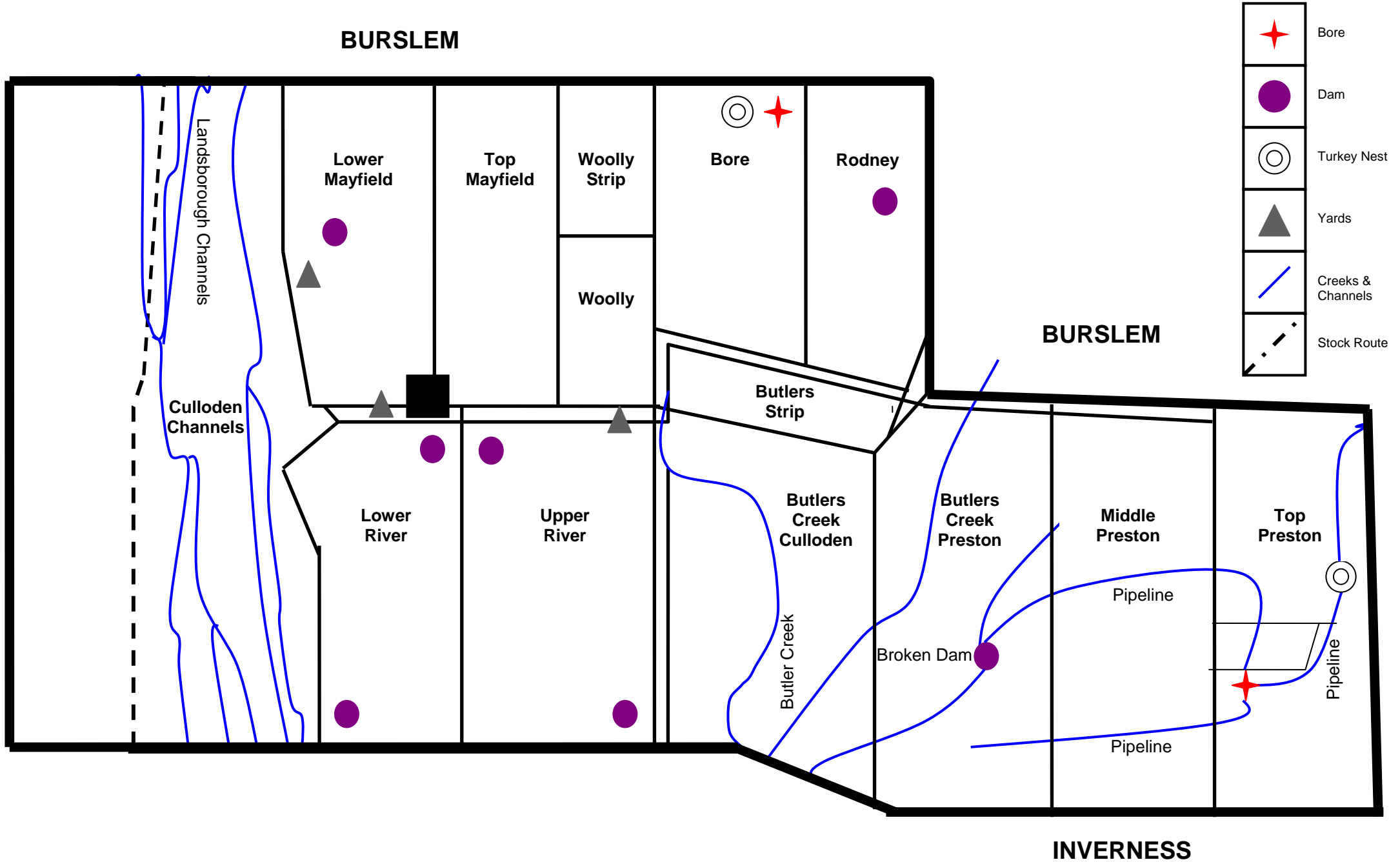
NOTE: The road and railway alignments are indicative only.
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Map 22
Approximate Scale: 1:1,000,000



14	15	16
21	22	23
29	30	31

"Culloden" Property Layout





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"Culloden" has been a tightly held property with only a few owners since settlement. Today "Culloden" is operated as a successful cattle back-grounding and fattening enterprise and is offered bare of Livestock and Plant. This renowned fattening property is offered for genuine sale and is available for immediate inspection. If you want a top property, "Culloden" is for you.

NB. Photos taken February 2008.