

SCHUMACHER'S GAP RD, JOHNSTOWN

Information Memorandum

The Range Paddock

303.1 ha – (749 acres) which is accessed through Schumachers Gap Road, Johnstown.

High quality grazing country in a great location with income from timber production.

The most amazing views from 570m altitude making it ideal for tourism, overlooking BP Dam and the Bunya Mountains.

The property has been in the Lee family since 1947, this is a rare opportunity to buy into this tightly held area.

Country

- **L65 FY497 - 126.94ha**
- **L67 FY498 - 176.089ha**
- Undulating Narrowleaf Ironbark, Kurrajong, Apple-box, Blue-gum, Fig trees and assorted trees associated with high quality forest, it has a scenic and productive high ridge along the eastern side
- Open & semi open grazing capable of fattening steers, backgrounding or breeding top shelf weaners
- Recently $\frac{3}{4}$ of the property had a management burn with fresh feed in abundance
- Destocked for buyer convenience and fresh pasture growth

Attributes

- Views
- Pastures production
- Water
- Grass trees, views
- Highly suitable utilizing the views on the range for tourism activities

Timber

- Generationally sustainably managed for timber since 1947
- Firewood
- Posts
- Mill Timber – last cut in 2019 – Mill Timber available
- PMAV – all white

Fencing

- Good to excellent - 4-barbed wire fencing – ironbark & steel
- 1.6km of new 3-barbed steel fencing
- One paddock

Infrastructure

- No cattle yards
- Holding square – cap rail & barbed wire

Carrying Capacity

- Ticky
- 100 breeders/fattening/grow outs (vendors destocked 120 cows and calves prior to burning this year)

Pastures

- All fantastic native pasture, Blue Grass, Black Spear & native legumes

Water

- 1 solar bore pumping to a tank and trough, the tank overflows into a dam (69 feet to bottom of the hole, 33 feet to water, current solar pump rate is 300gph)
- 2 good sized earth dams on good catchments
- Seasonal rockholes in creeks

The Range Paddock is a highly regarded area for cattle and timber.

L65 FY497 & L67 FY498

26° 24' 41"S 152° 4' 53"E

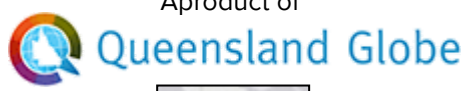
26°24'41"S 152°6'51"E



26°26'26"S 152°4'53"E

26°26'26"S 152°6'51"E

A product of



Legend located on next page



Scale: 1:18346

Printed at: A4

Print date: 2/11/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

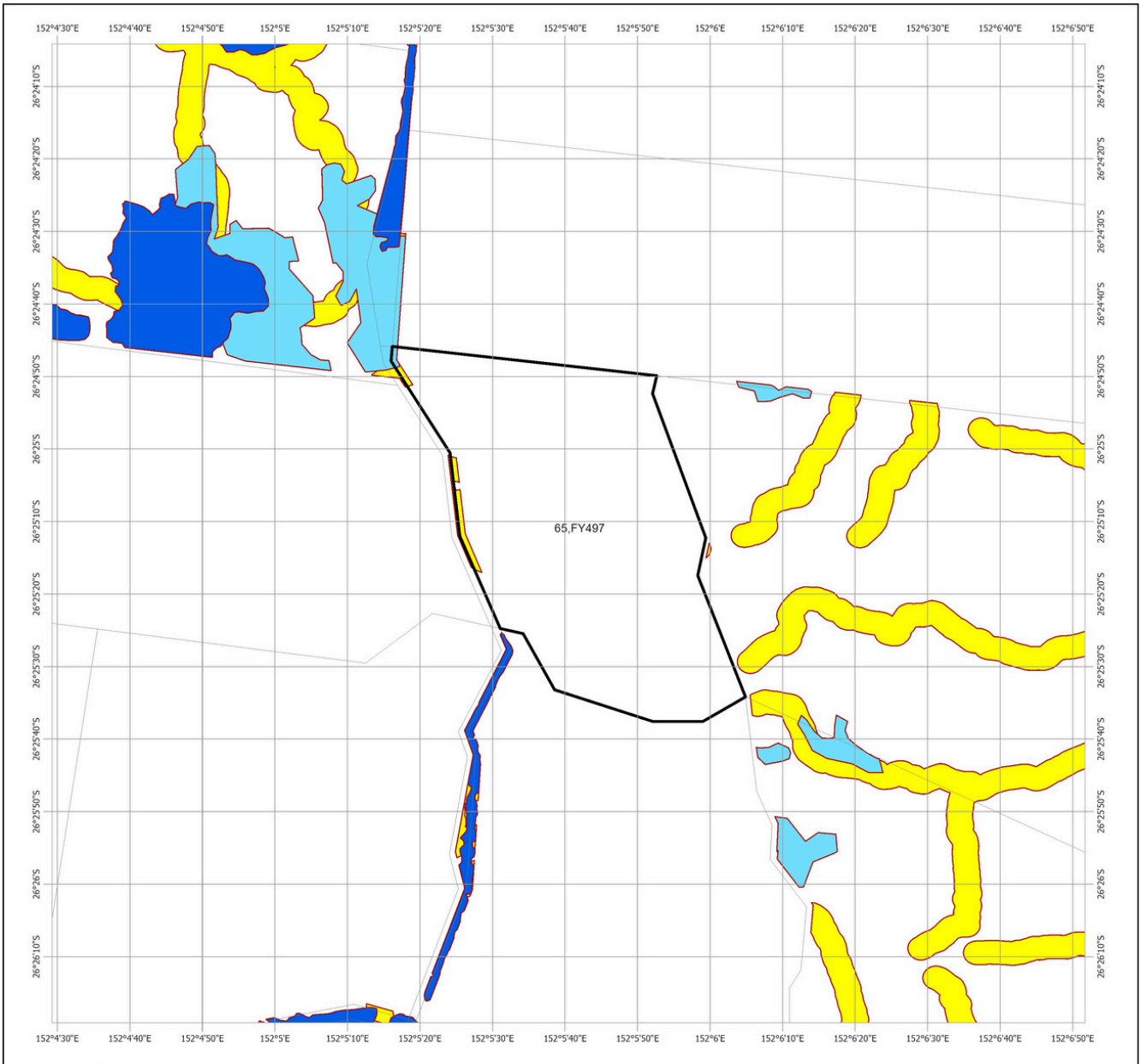
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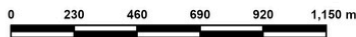
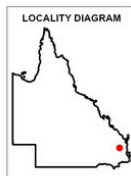
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Regulated Vegetation Management Map

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan



This product is displayed in:
GDA2020

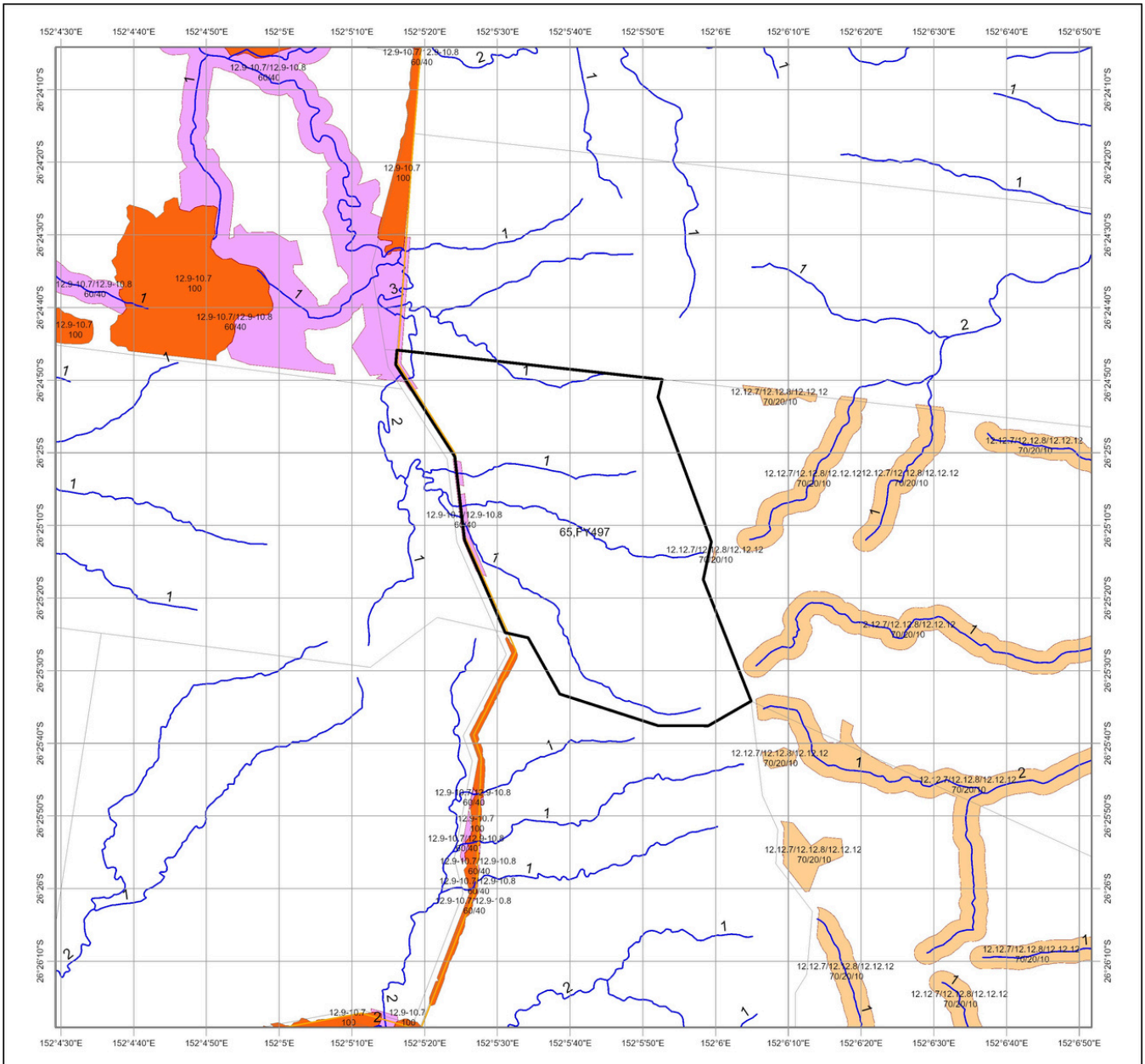
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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

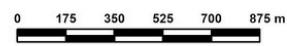
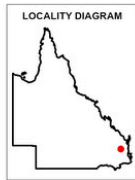
Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
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Labels for Essential Habitat are centred on the area of enquiry.

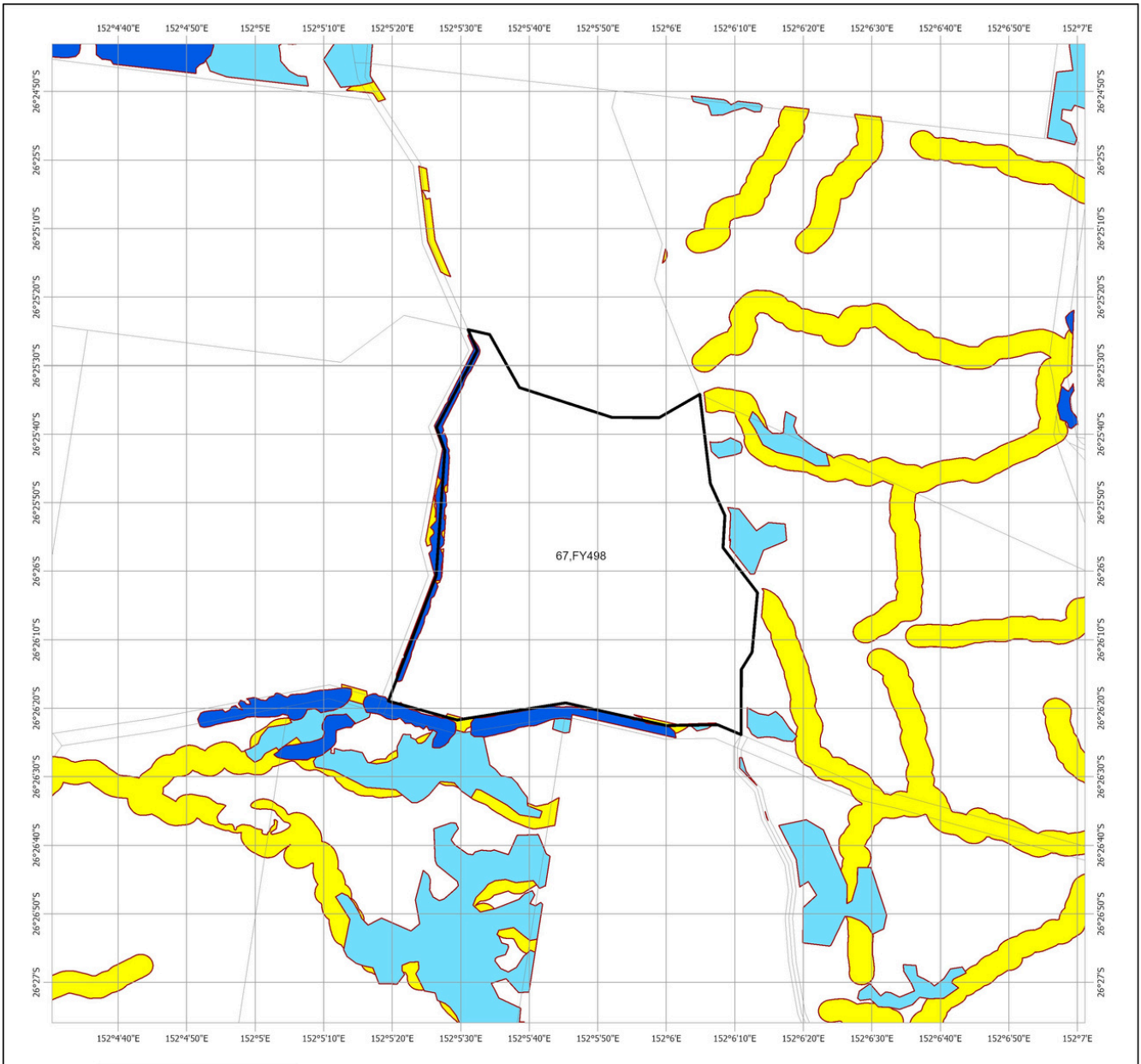
Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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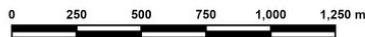
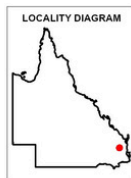
Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

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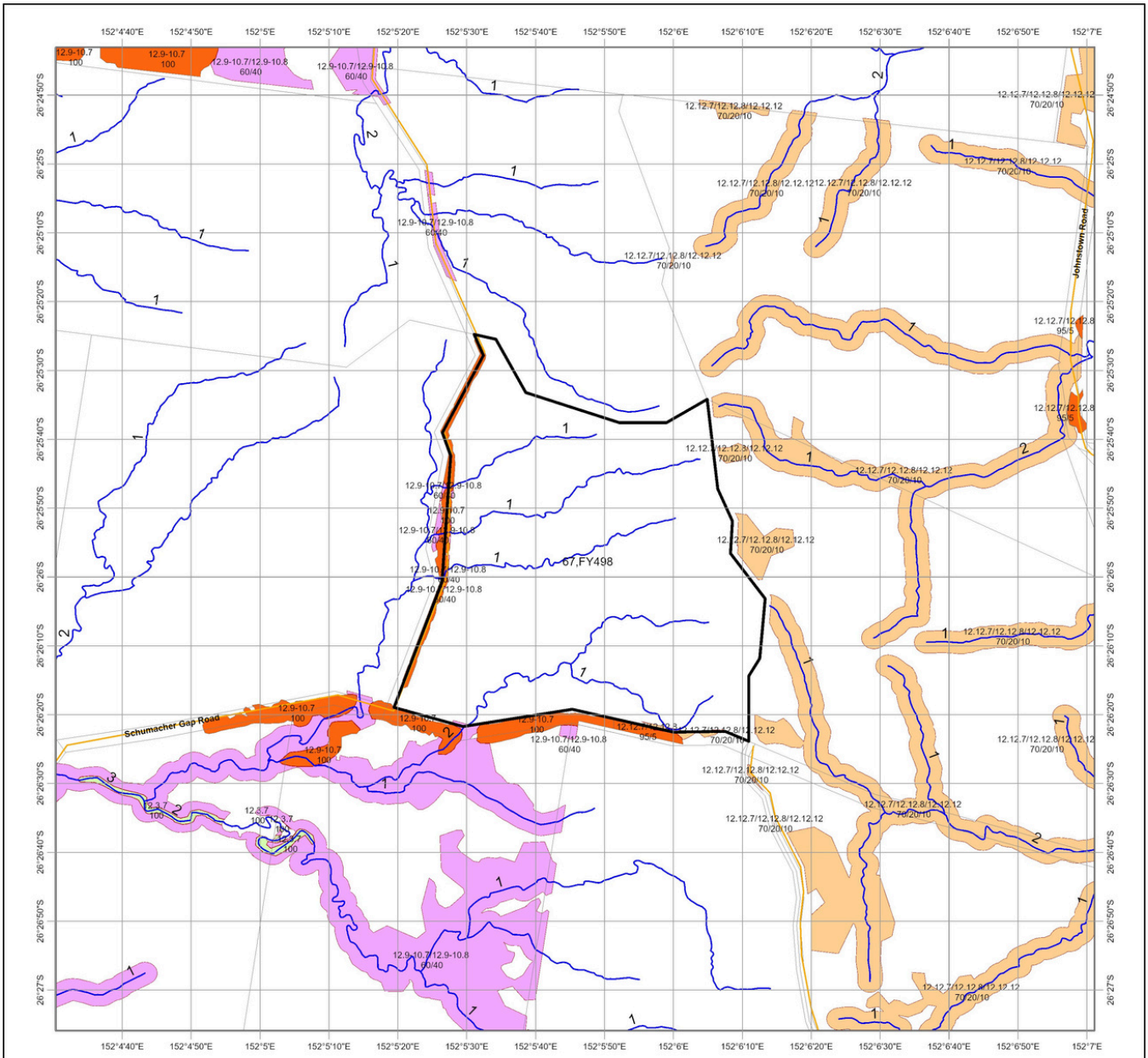
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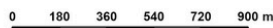
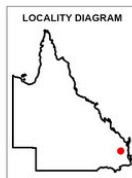
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LISTING AGENT



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