

# **280 Hochmuths Road, Cattle Creek**

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## **Information Memorandum**



## 280 Hochmuths Road, Cattle Creek QLD 4626

Discover an exceptional livestock property offering 382.44 hectares of prime grazing land in the heart of Cattle Creek. This well-established holding presents a rare opportunity to secure quality pastures, with reliable water sources, to support a thriving cattle operation and scope for more development potential.

### Property Features:

- Size: 4 titles, 382.44 hectares of undulating Bottle Tree scrub country.
- Topography: soft gullies and flats rising towards moderate/steep undulations overall with an elevated plateau on northeastern boundary, some softwood gravel ridges.
- Timber: Featuring Brigalow, Fig Tree, Bottle Tree, Softwood vine scrub on the majority, Rosewood, Wolly Butt, Spotted Gum on the ridges, and approximately 80 hectares of quality Ironbark country.

### Location:

- Conveniently situated under 20 minutes from Mundubbera and 20 minutes from Eidsvold.
- Both towns offer ample amenities, including grocery stores, hospitals, doctors, and various other shops.

### Infrastructure:

- Older 4 bedroom + Office home with a fibro roof.
- Numerous steel and timber sheds for headers, tractors, trucks etc.
- 2 Sets of older working timber yards.
- Fencing: Majority barbed wire, 4-strand construction with Ironbark, Rosewood and Woollybutt posts and iron gates.
- Paddock Layout: Laneway system services three paddocks.
- Condition: Some fencing is approximately 10 years old, while other sections are older and in need of repair.

### Pastures:

- Green Panic, Buffel, Native Bluegrasses, Seca, Fine Stem Stylo, and Wyn Cassia pastures provide excellent grazing potential.

### Water Security:

- Bores / Springs
  - 1 equipped bore with a 55' Pump Jack powered by a KUBOTA motor.
  - 1 unequipped bore.
  - Springs in creek
- Dams: 3 well-positioned dams ensure additional water availability.

This versatile grazing property is an ideal fattening or backgrounding block and offers a blend of improved grasses and legumes throughout, also native pastures, reliable water sources, and functional fencing, making it an excellent investment for livestock producers.

Don't miss this outstanding opportunity to secure a productive cattle property in a highly regarded district.

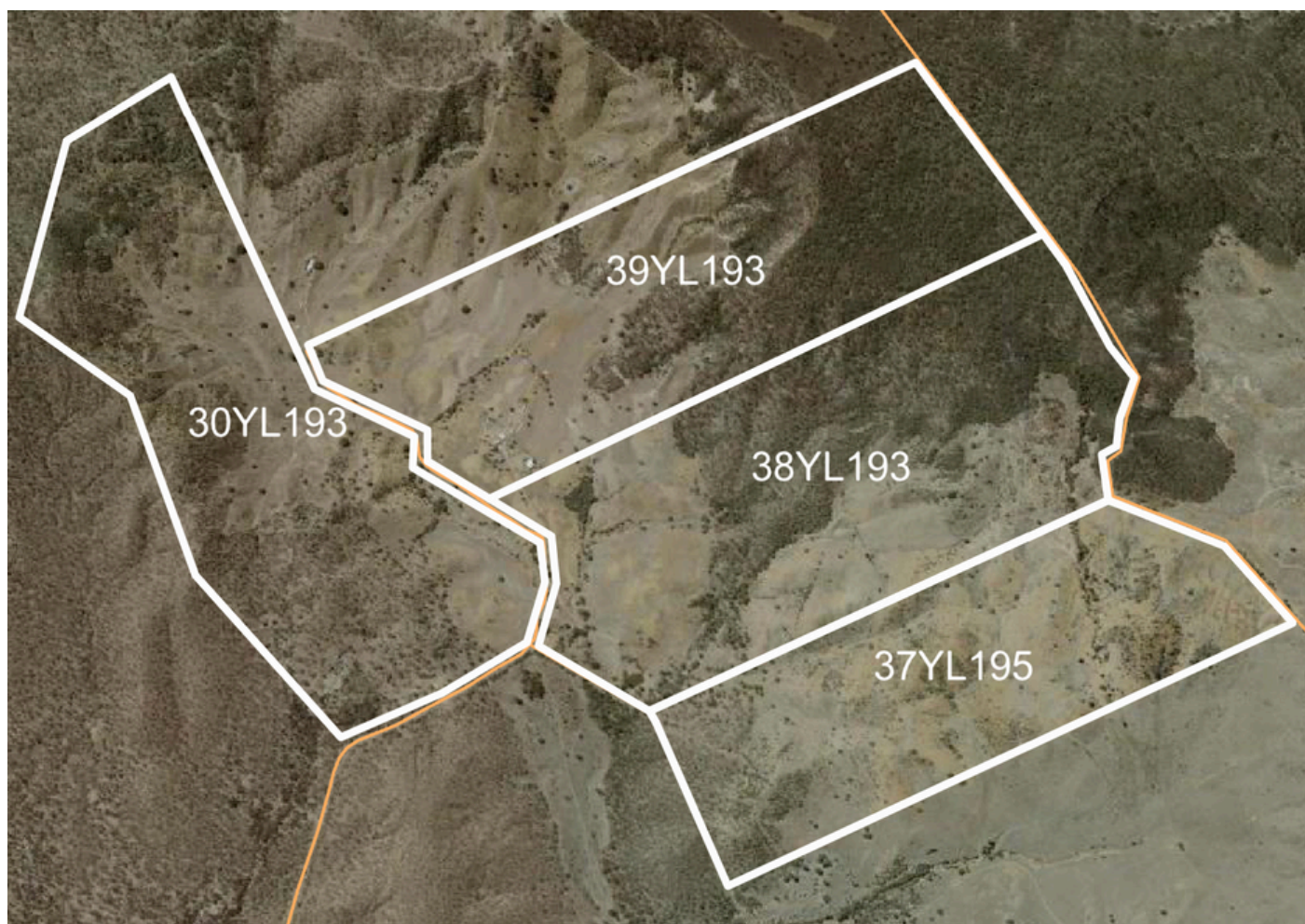
For more information or to arrange an inspection, contact us today!

**Auction:**  
**10th April 2025, 11am**  
**Mundubbera Bowls Club**

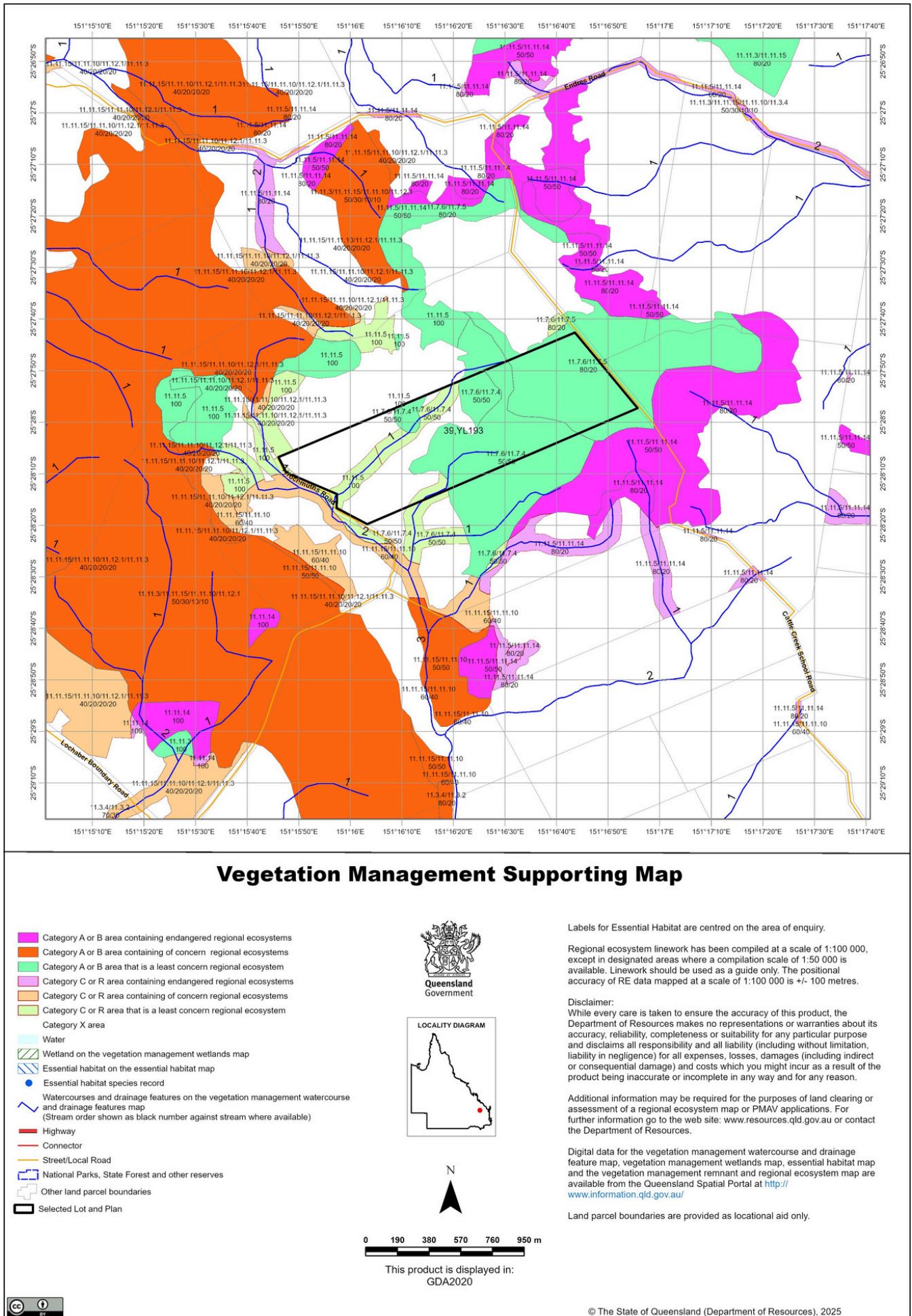




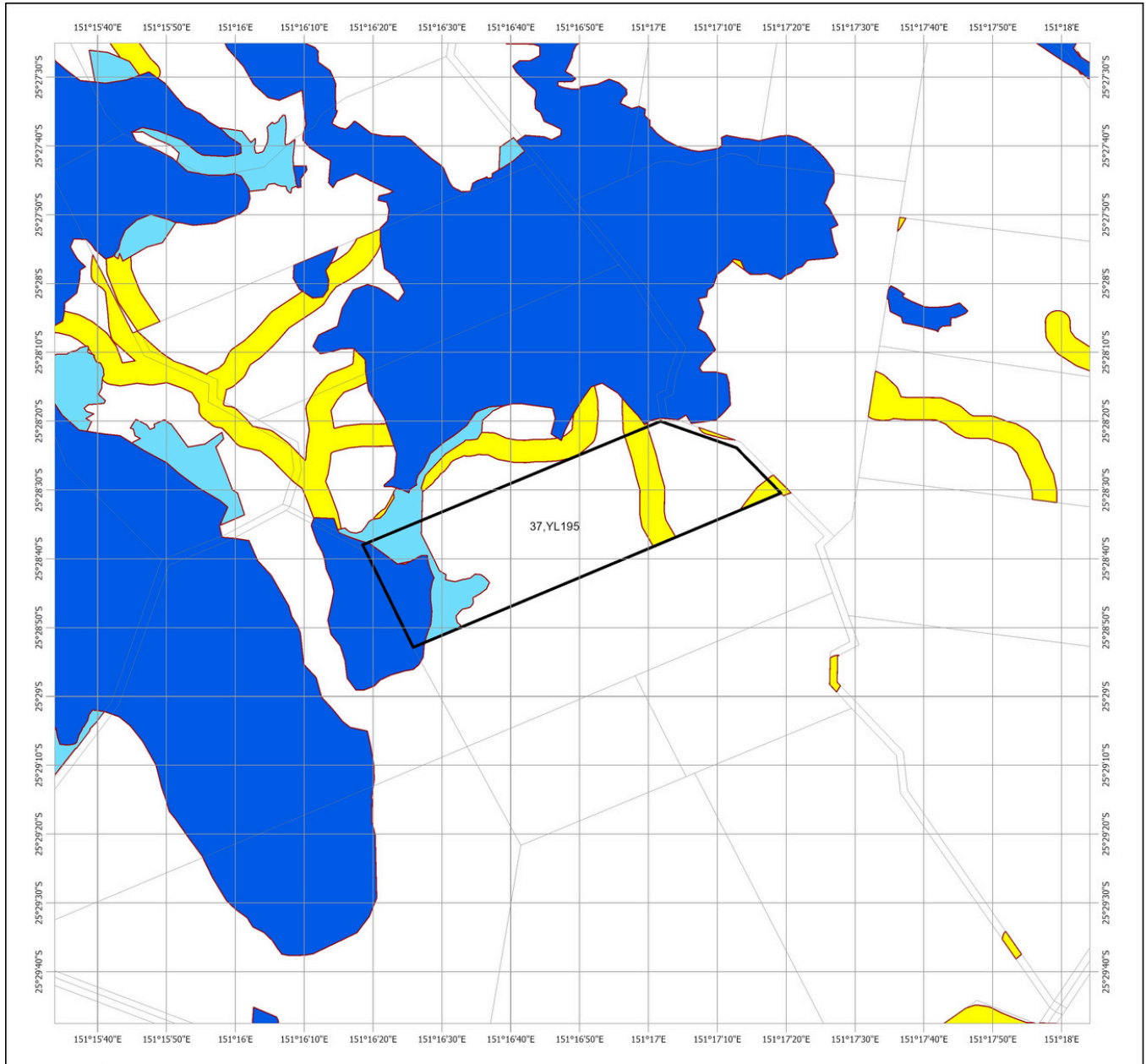




## 4.2 Vegetation management supporting map

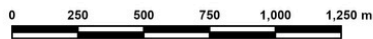
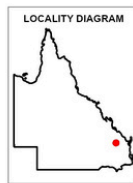


# 4.1 Regulated vegetation management map



## 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



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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](http://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/>

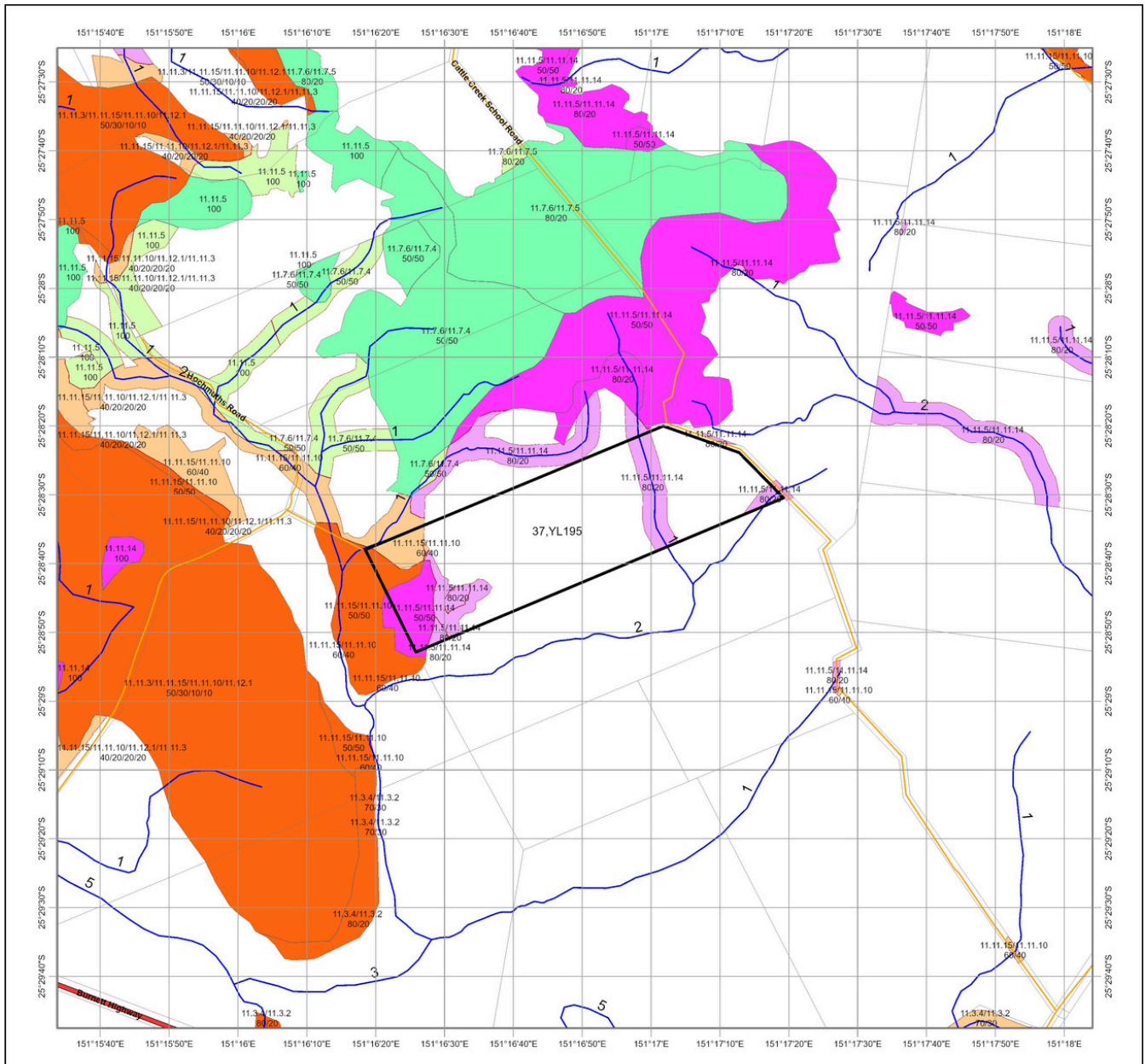
Land parcel boundaries are provided as locational aid only.

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



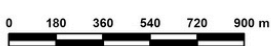
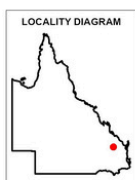
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## 4.2 Vegetation management supporting map



### 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
- Other land parcel boundaries
- Selected Lot and Plan



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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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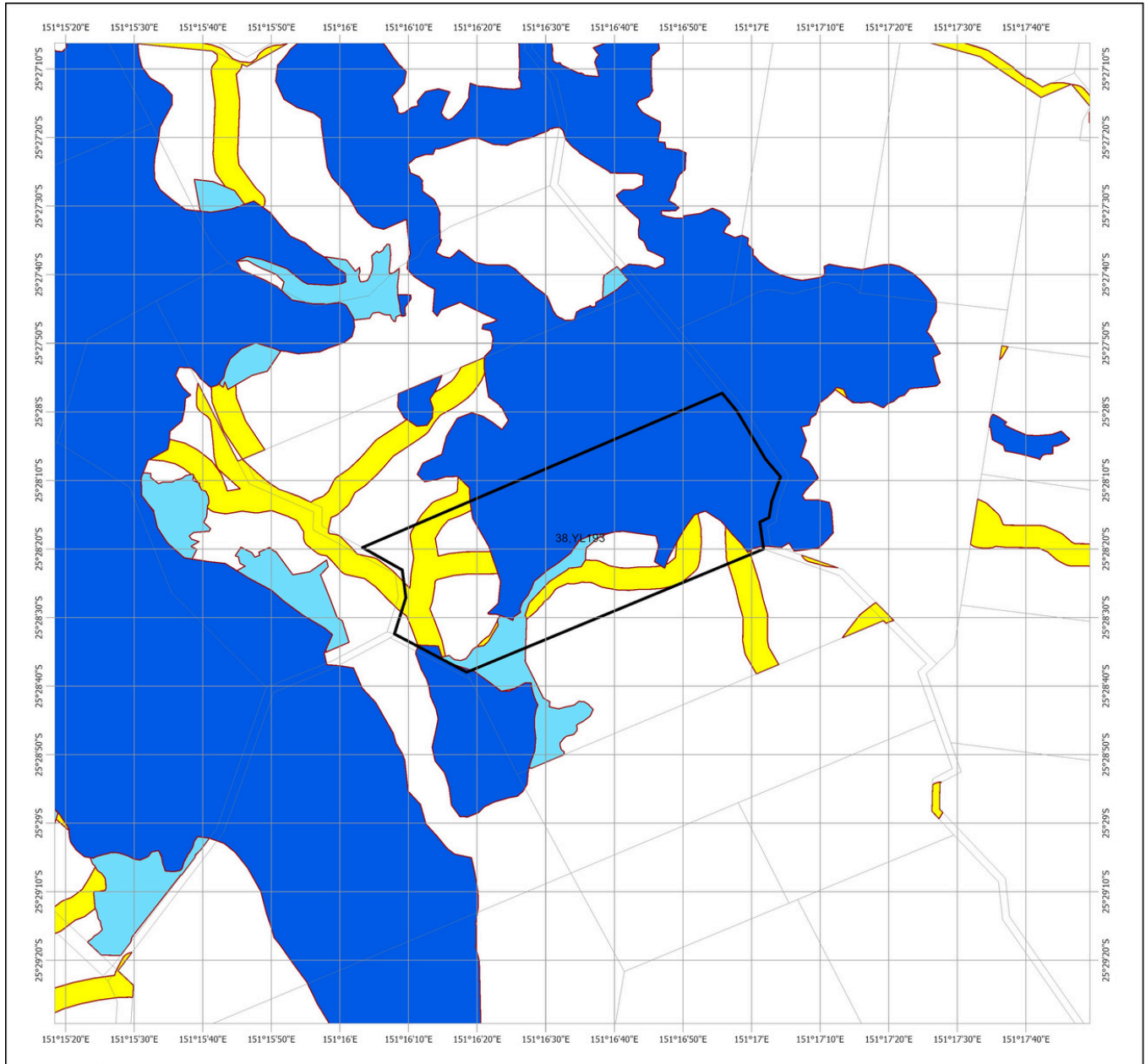
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: [www.resources.qld.gov.au](http://www.resources.qld.gov.au) or contact the Department of Resources.

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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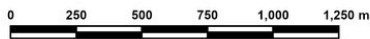


# 4.1 Regulated vegetation management map



## Regulated Vegetation Management Map

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
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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](http://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/>

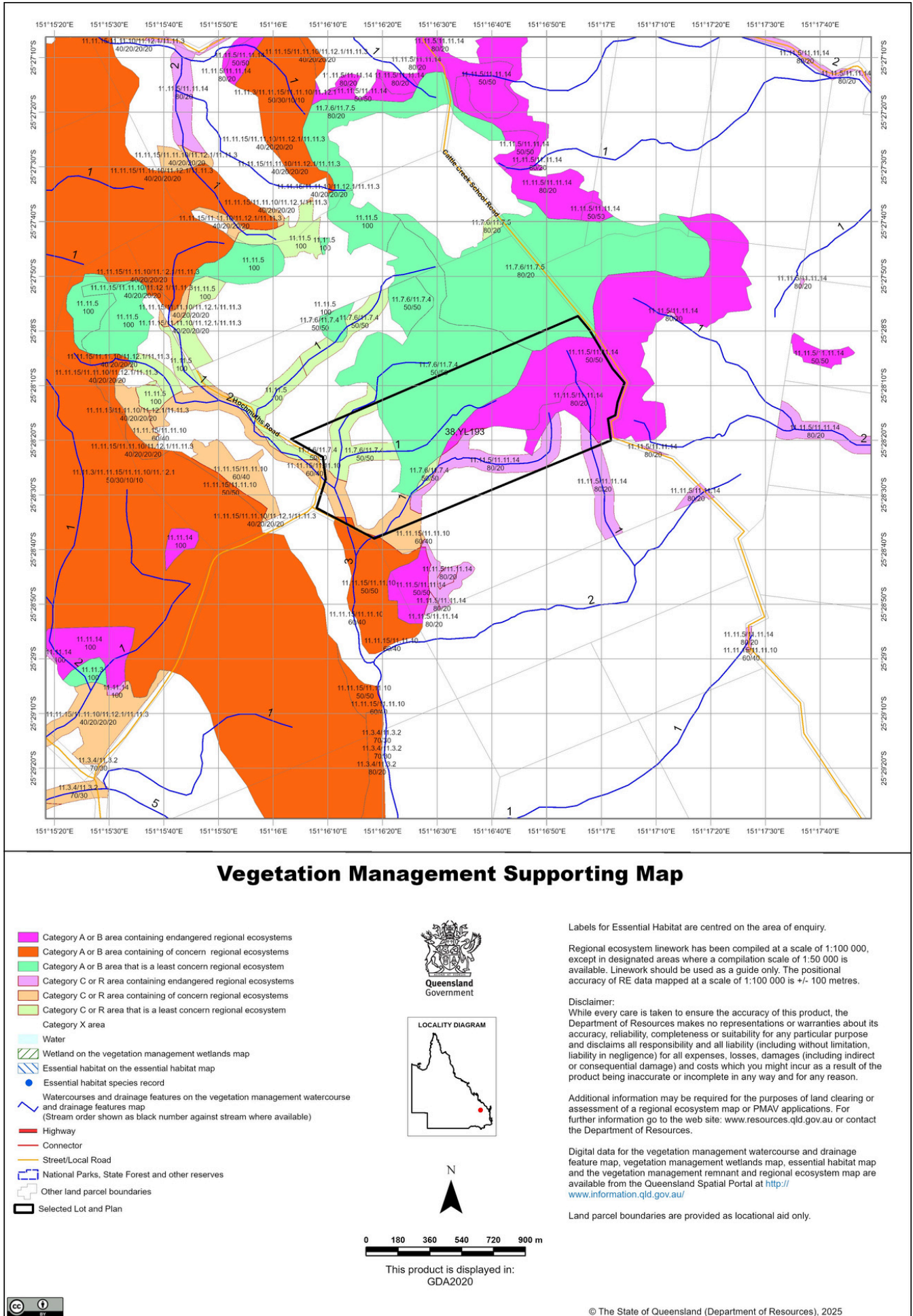
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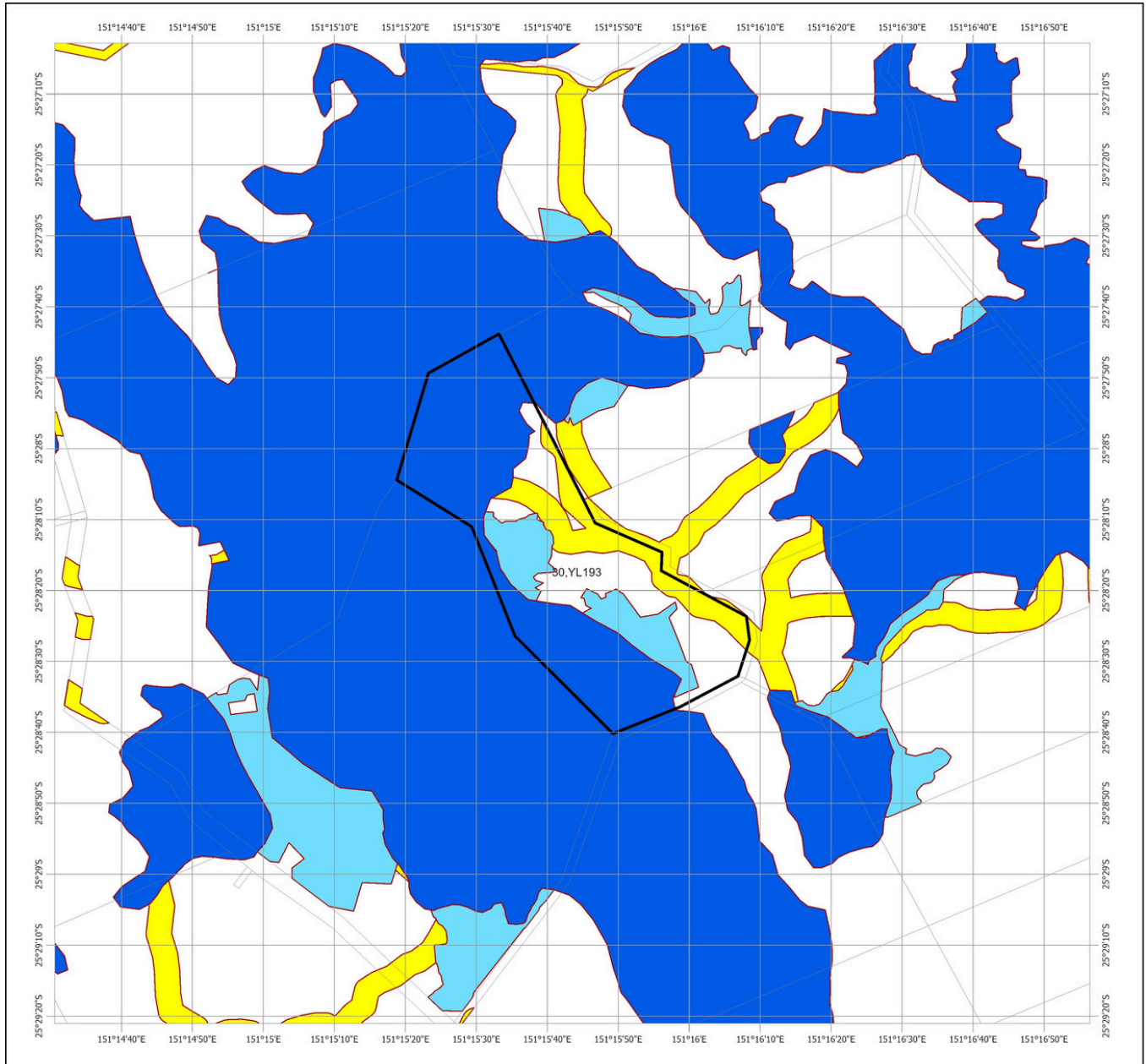


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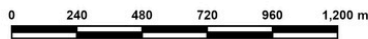
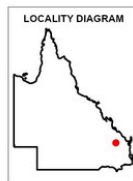


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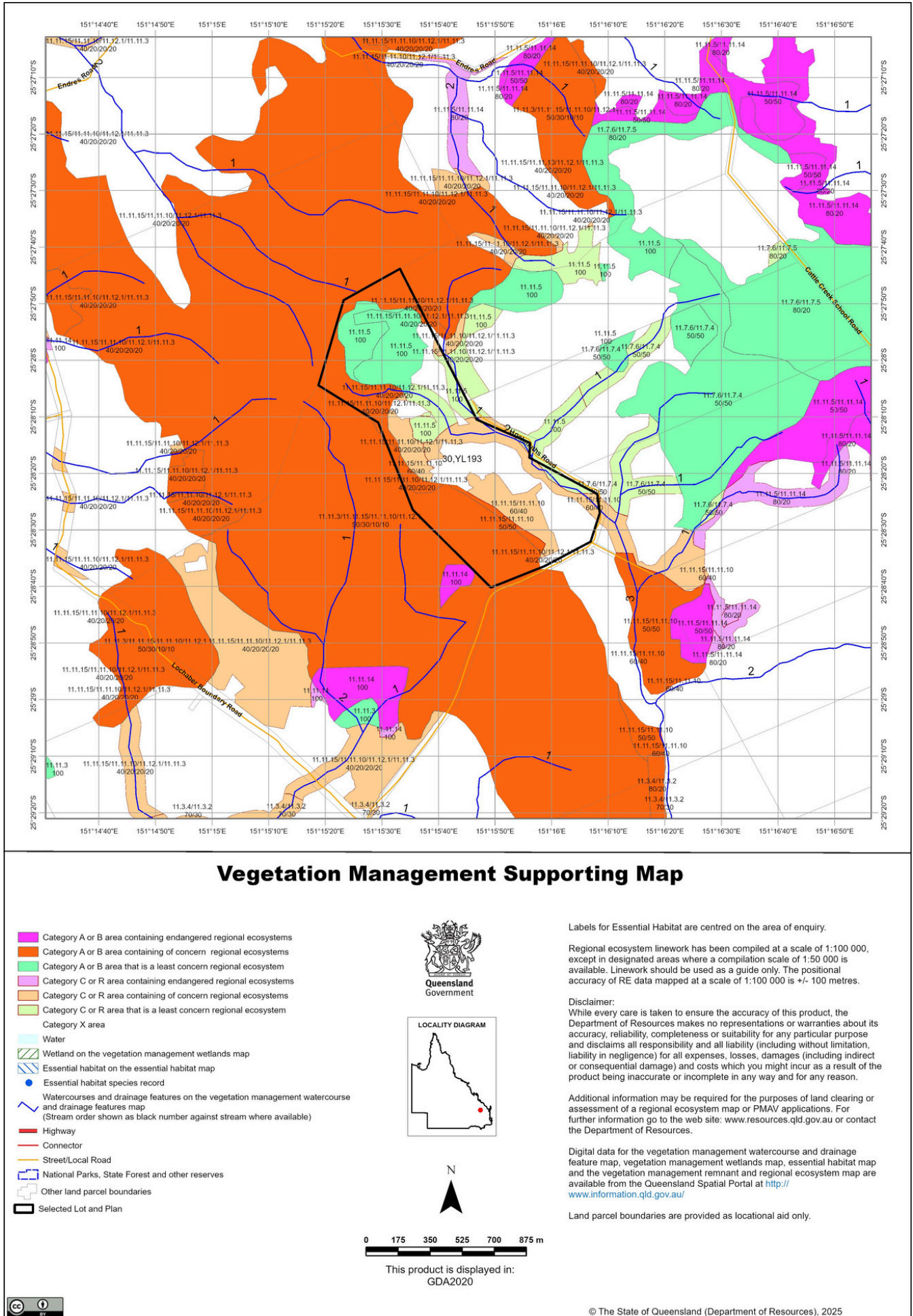
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## 4.2 Vegetation management supporting map



## LISTING AGENT



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