

FOR SALE 527 KILLERS ROAD, New Moonta

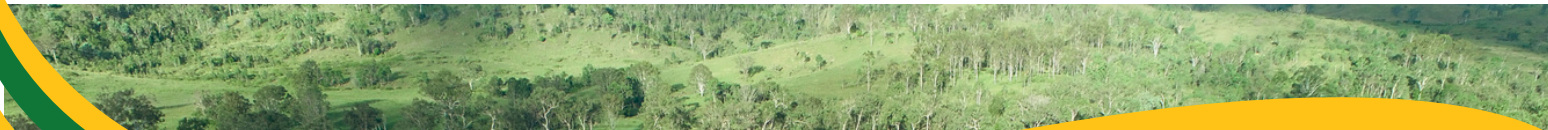


Contact for price



OPEN TO OFFERS

9,083 Acres | 3675 Hectares



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CRESENT VALLEY - A RARE OPPORTUNITY

9,083 Acres - 18 Freehold Titles

Crescent Valley presents a rare opportunity to secure a substantial, well-improved grazing enterprise spanning 9,083 acres across 18 freehold titles. Located only 30km from Gin Gin and 80km from Bundaberg.

Boasting extensive creek frontage, quality infrastructure, and established legume based pastures, this property is ideally suited to a large-scale breeding or backgrounding operation in a 1000mm rainfall region.

Infrastructure

Crescent Valley is comprehensively improved with functional cattle handling facilities and accommodation to support a productive livestock enterprise.

Cattle Yards & Handling Facilities

- Main cattle yards constructed from timber and steel panels, complete with crush, branding cradle, plunge dip, drafting pound, and loading ramp.
- 3 additional sets of panel yards positioned throughout the property; rear yards include branding cradle, ramp & head bale.
- Old timber cattle yards.
- Hay shed located at the main yards.

Residential & Accommodation

- *Main dwelling*: Highset timber home featuring lounge, kitchen, dining, four bedrooms, and one bathroom, set within a fully fenced house yard.
- *Two-bay fully lockable garage* with roller doors.
- *Worker's accommodation shed* with lean-to and car parking.
- *Rental home on Coes Road*: Lowset HardiPlank residence with three bedrooms and one bathroom, operating on solar power (240v with battery storage), complete with a dedicated shed for solar batteries and vehicle storage.

Carrying Capacity & Current Stocking

Currently depastured:

- 900 cows plus bulls
- 650 calves approx.
- 150 heifers (approx. 260kg)
- 150 steers (approx. 350kg)
- 140 replacement heifers
- 40 No. 4 heifers
- 92 first calf heifers

The property is presently running in excess of 2,100 head across various classes of cattle. The vendors believe as a dedicated breeder operation, Crescent Valley would comfortably carry approximately 1,200 breeders.



4 Beds 1 Baths

9,083 Acres | 3675 Hectares

Fencing

- Fencing predominantly in good condition, comprising four barb wire with timber and steel posts. Small areas of 3 barb fencing.
- Subdivided into 17 main paddocks plus holding paddocks for ease of stock management.
- Fencelines largely align with title boundaries.

Water

Crescent Valley is exceptionally well watered, featuring:

- Approximately 17km of double frontage to Gin Gin Creek, with permanent waterholes throughout.
- Approximately 2km of Dinner Creek running through the property.
- Approximately 18 dams strategically positioned across the holding in most paddocks.
- Bore equipped with 240v electric pump.
- Bore equipped with solar pump (220 gallons per hour), supplying shed and yards.

The combination of creek systems, renovated dams, and equipped bores ensures reliable year-round water supply.

Crescent Valley represents a substantial, well-watered grazing asset with scale, infrastructure, and carrying capacity rarely offered in a single holding. Its combination of secure water, established pastures, functional improvements, and multiple titles provides flexibility for expansion, management efficiency, or potential future divestment options.

VIEW PROPERTY VIDEO:



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