

INFORMATION MEMORANDUM

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Versatile Grazing & Lifestyle Opportunity

Located 12 minutes from the township of Mundubbera set across 48.08 hectares of gently undulating country, this rural holding offers the perfect blend of productive grazing land, practical infrastructure, and comfortable country living. Timbered with narrow and broadleaf ironbark, the property is ideally suited for cattle, lifestyle farming, or a mixed rural enterprise.

The country is well grassed with Native Forest Grasses, Gayndah Buffel, Rhodes Grass, Green Panic, and Legumes, providing reliable grazing potential year-round with a small portion of scrub at the back boundary of property.

The property features two highset Queenslander style homes, ideal for extended family, workers' accommodation, or rental potential the main home consists of 3 bedrooms plus a sleep out with a weather board exterior. The second home consisting of 2 bedrooms and a sleepout with weather board exterior.

Other improvements include a

- 2-bay car port with concrete floor
- Full lock-up garage/workshop with roller door, personal access door, and concrete floor
- Large 4 bay machinery shed
- Enclosed workshop with concrete floor, 3 roller doors, personal door, plus additional extension that joins the machinery shed
- Functional panel cattle yards complete with head bale and timber loading ramp

Reliable Water Supply

Water security is well catered for with:

- Equipped bore with solar pump
- Additional unequipped bore
- 6 dams strategically positioned across the property

The property is subdivided into 4 main paddocks plus 4 smaller holding paddocks, offering excellent stock management flexibility. Fencing consists of 4 strand barb with timber & steel posts in good condition throughout.

Whether you're looking to expand your grazing operation, secure a productive rural lifestyle property, or invest in versatile acreage with strong infrastructure already in place, this property presents outstanding potential.

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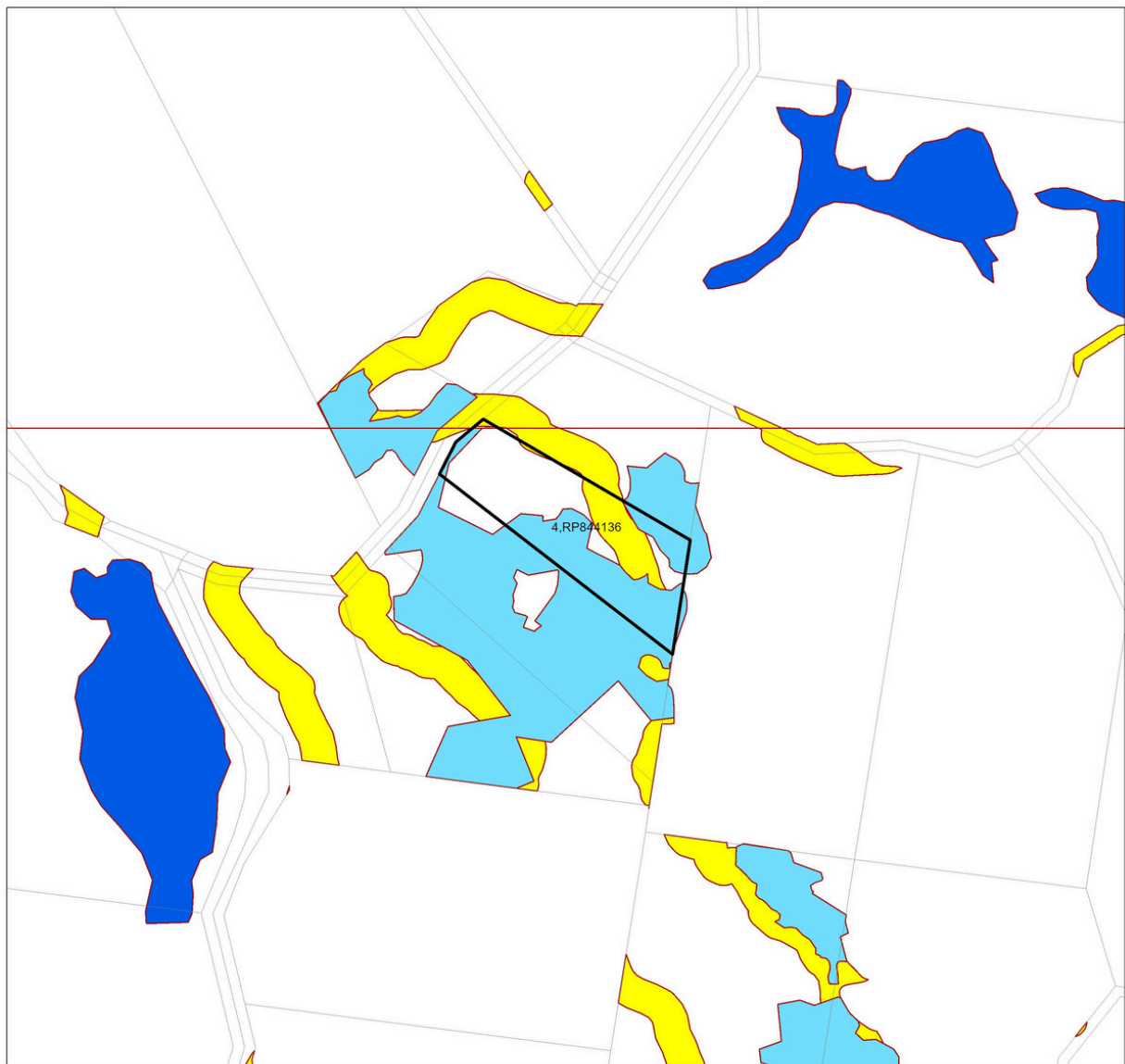


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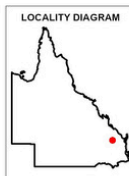


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Regulated Vegetation Management Map



- 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

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

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.nrm.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

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

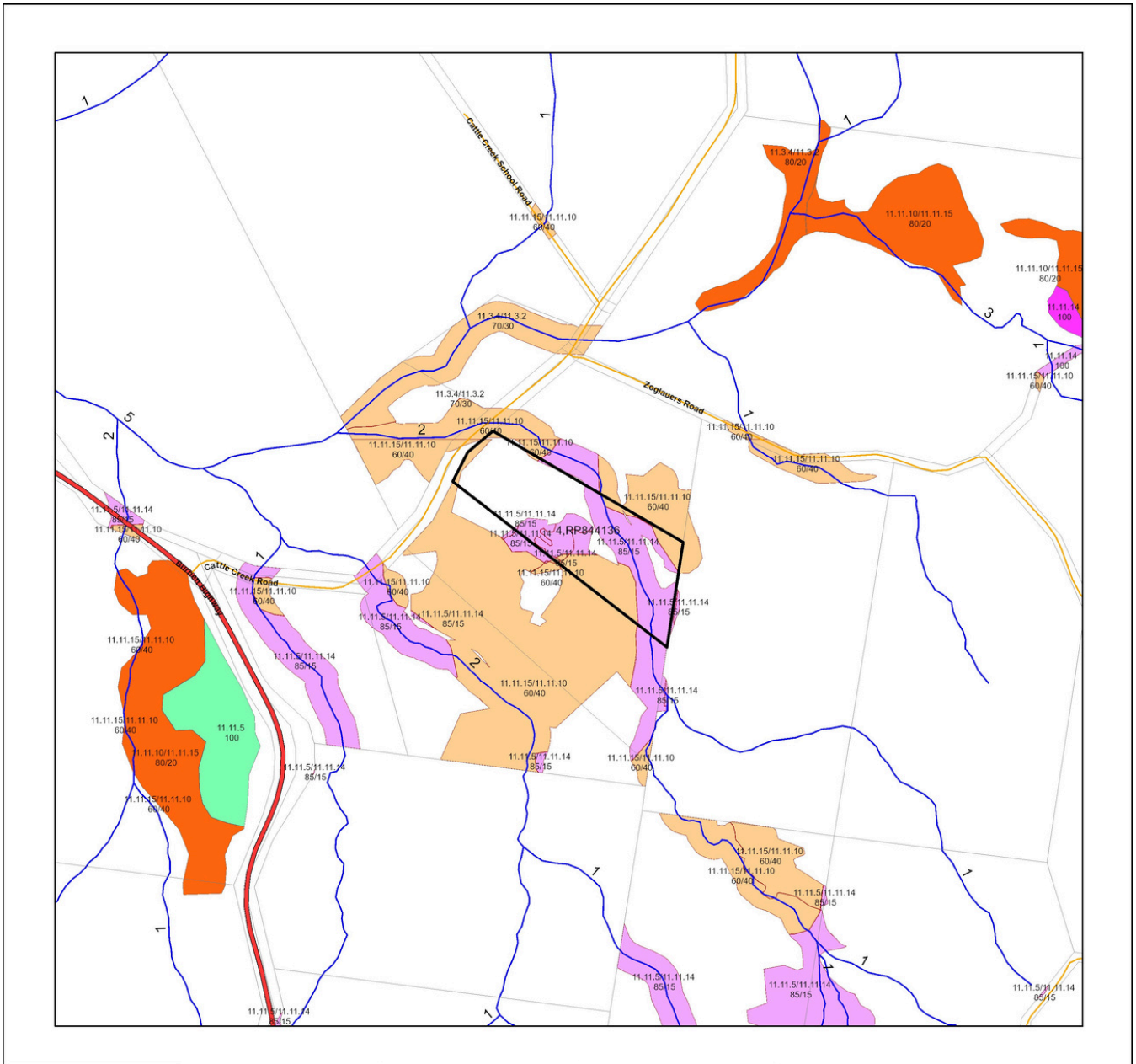
Land parcel boundaries are provided as locational aid only.

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



This product is displayed in:
GDA2020





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
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- 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.

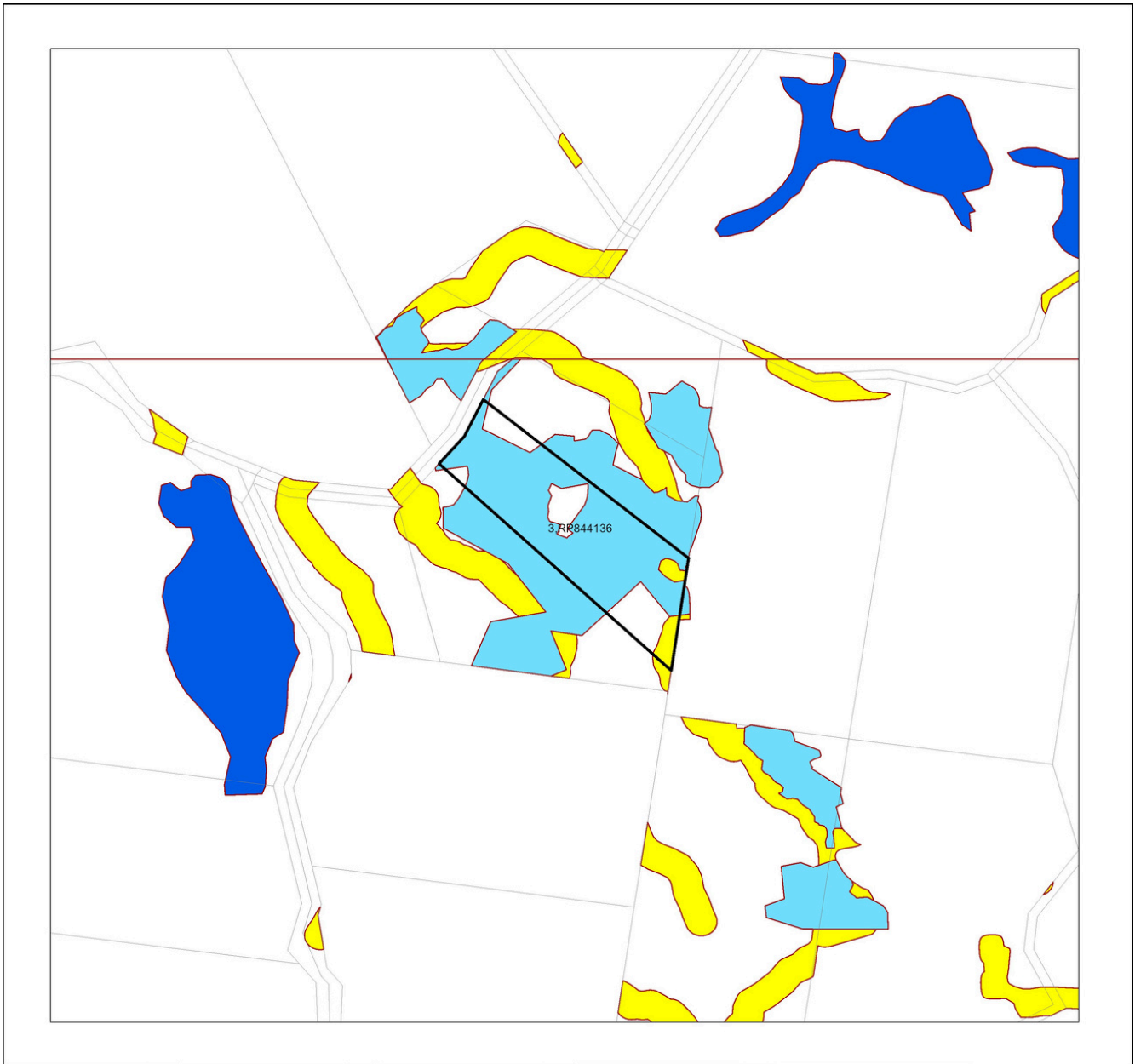
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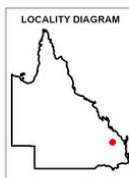
Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.spatial.information.qld.gov.au/>

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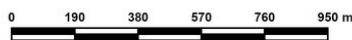
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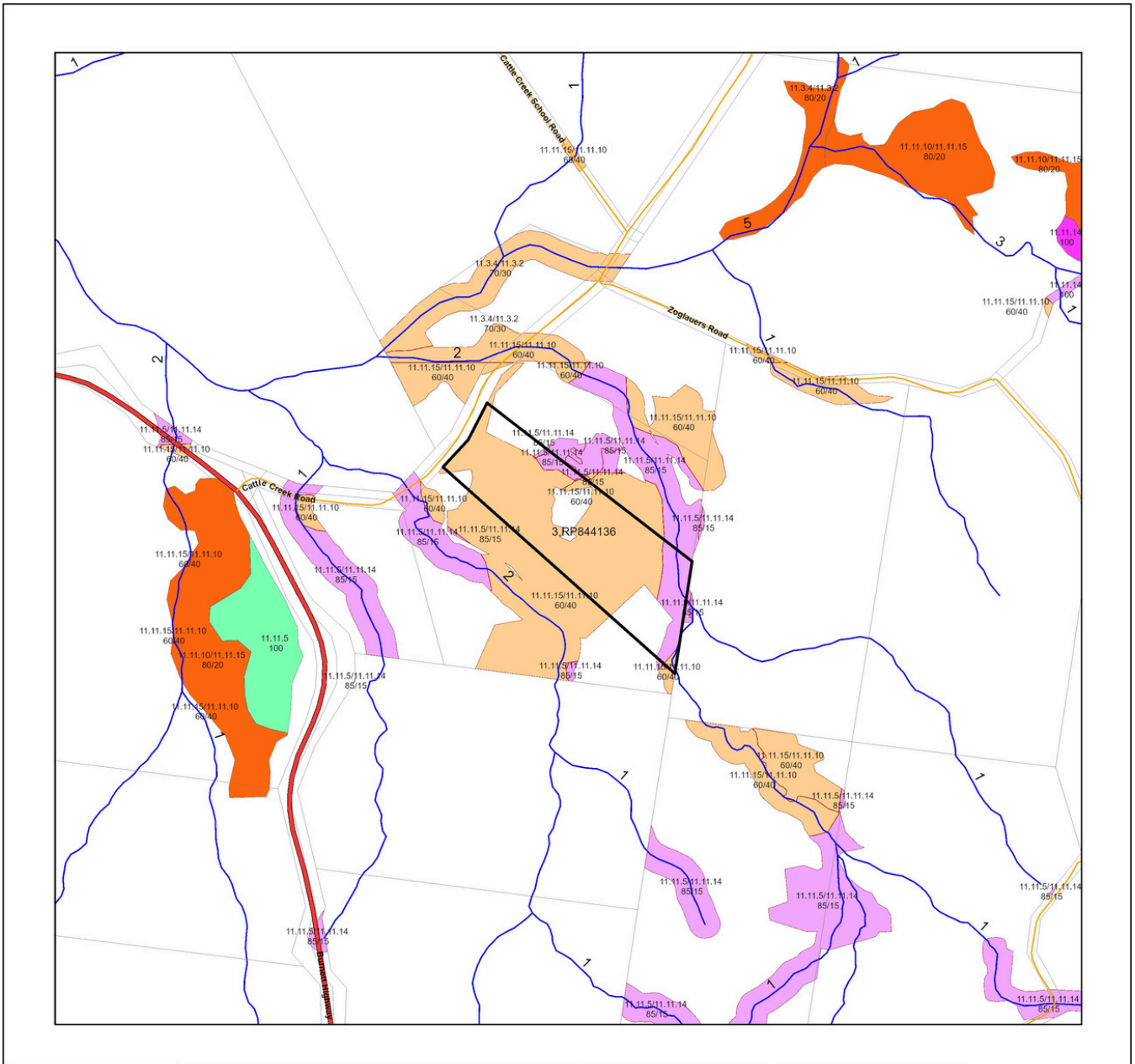
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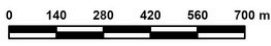
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