

“ADALONGA”
50KMS WEST OF LONGREACH
(38KMS BITUMEN 12KMS ALL WEATHER
GRAVEL ROAD)



Adalonga represents great value having water security with the bores. Very rarely does a parcel of land become available within this price range.

RECOMMEND INSPECTIONS

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Elmes Rural PTY LTD



WATER: 3 Bores and Turkey Nest along with numerous troughs (one bore equipped with solar and submersible pump). One Dam fenced and equipped with mill and tank and troughs. Also has access to holes in Manaroo Creek.

Grey Steel bore: depth 48 metres of poly (submersible). Dexter and Yambler bore 180 ft pumping from approx 140 ft.

AREA: 7710HA/19051 ac
Rolling Term Lease 30 years
EXPIRY: 31/03/2041

COUNTRY: Very sweet pebbly downs, running up to Gidgee Ridges, numerous soft creek flats. Areas of Red Loam country, mainly timbered with dead finish Leopard Wood, Boree and Gidgee. Adalonga mainly grows Mitchell Grass, Button Grass and Buffel along creeks as well as summer and winter herbage. There are areas of heavily timbered Gidgee.

PLANT & MACHINERY: Bare



RATES: Approx \$1,200 per half year
Rent: \$1,668 per year

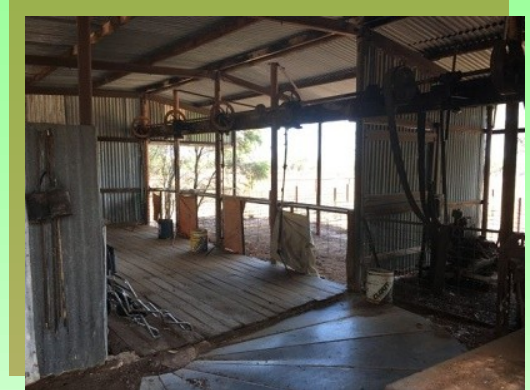
RAINFALL: 439.2mm /17.56 in
 Based on long term Longreach Av

IMPROVEMENTS: 4 stand crutching/shearing shed, sheep yards equipped with overhead gear and lister motor. Portable cattle yards. Fenced into 4 paddocks plus some holding yards.

CARRYING CAPACITY: Approx 2500 adult sheep or cattle equivalent.

SERVICES: Twice weekly mail service. Longreach has Primary and Secondary schooling. Hospital and medical facilities, wide range of shopping and rural merchandise. Daily air service to Brisbane. Saleyards and spelling facilities as well as rail.

PRICE: ASKING \$850,000 BARE OF LIVESTOCK



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