



MURILLA SOUTH

via Surat, Queensland

PRIME CROPPING AND GRAZING COUNTRY

5,394.48 hectares | 13,329.76 acres | 3 freehold titles

Situated on the Surat Development Road | Bitumen to mailbox
25km North of Glenmorgan | 40km South of Surat
120km to Roma | 200km to Dalby.

Elmes Rural Pty Ltd

Cameron Elmes

0419 747 869



COUNTRY

Murilla South has a very good balance of heavy, pliable black soils to lighter soft loamy soil that responds quickly to rain. The softer timbers that are on this quality property are bauhinia, myall, bottle trees, belah, wilga, box and ironbark.

This property carries a very good mixture of edible pastures:

- Mitchell
- Queensland Blue Grass
- Buffel
- Flinders
- Supports winter and summer herbage, being vetch, saltbush, pig weed, clover, crows foot and lambs tongue.

There is 3290.5 acres under cultivation - all of which is fallow, ready for winter crop planting. 600 acres recently raked and seeded for Gayndah buffel and 450 acres seeded to Bambatsi.

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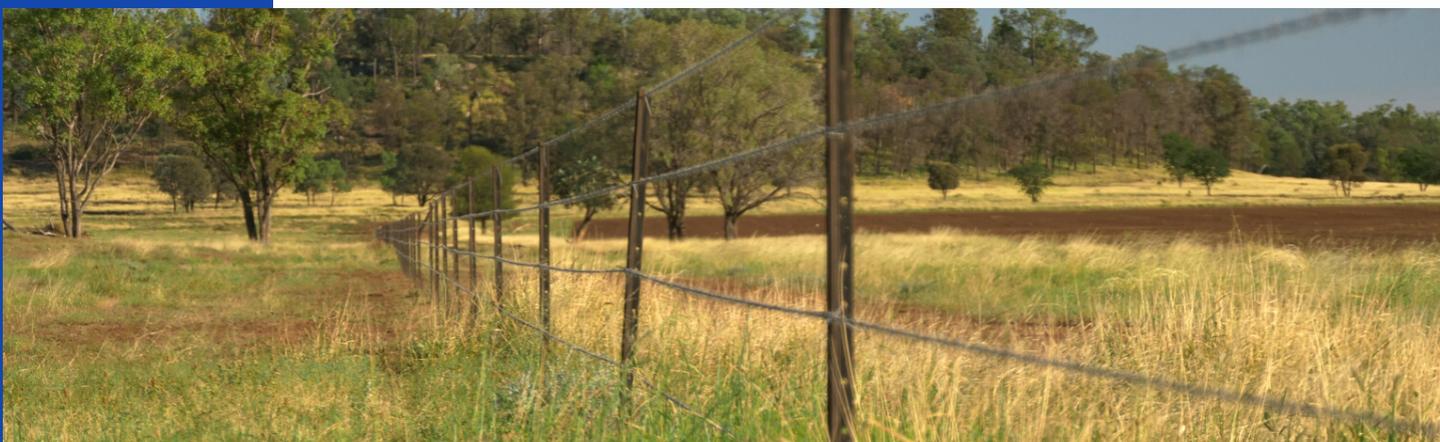
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FENCING

- 22km of exclusion fencing along property boundary
- Property fenced into 7 paddocks + holding paddock. Fences comprise four barb, and most have been renewed or replaced over past 8-10 years.

WATER

- 14 dams: some equipped with solar pumps and windmills, or open dams for stock water
- Dam sizes range from 5,000 to 25,000 yards
- During 85 year ownership, Murilla South has never run out of water



IMPROVEMENTS

- 1,000 head capacity, steel cattle yards equipped with water trough, four way draft, cattle crush, scales and loading ramp
- 5 low density feedlot yards, including self-feeder bins and water troughs
- 4 silo's - 100 tonne capacity
- 8 smaller seed silo's
- Machinery shed, hay shed, storage shed
- Workshop with power and concrete floor
- Steel shearing shed with electric stands and steel sheep yards
- Well appointed, 4 bedroom air-conditioned homestead
- 2 airconditioned staff cottages. One fully and one partially renovated.

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AGENTS REMARKS

I have had the privilege of knowing the McIntosh family for the past 34 years and have seen the care the family has taken of Murilla South, conservatively managing the land. The family have continually improved the pastures and increased cultivation capacity.

Murilla South is well situated, with easy access to markets. There is a PMAV map in place, enabling options for diversification of grazing, fodder, crops and grain.

The McIntosh family have managed a successful farming and livestock business. This is one property not to be missed.

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Pty Ltd**

FOR MORE INFORMATION OR TO ARRANGE AN INSPECTION CONTACT:

Elmes Rural PTY LTD

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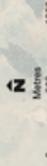
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MURILLA SOUTH

110 Overstone Road, Noorindoo QLD 4417

27°12'07"S, 149°25'32"E

5,395.55 Hectares
(13,332.7 Acres)



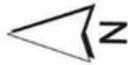
Drawn by 360° Perspective, Brisbane
Aerial Imagery: August 2020
This map is for information only and does not constitute an offer of any financial product. It is not intended to be used as a basis for any investment decision. All figures are approximate and subject to change.



Sheet 1 of 1



Property Map of Assessable Vegetation
PMAV 2018/002464
 LOT on PLAN
 13EG44, 15SP171828, 27EG74



- LEGEND**
- Subject Lot(s)
 - Area to which the PMAV does not apply
- Vegetation Category Area**
- Category B area
 - Category C area
 - Category X area

Notes:
 Property boundary provided by Department of Natural Resources, Mines and Energy
 The property boundaries shown on this plan are approximate only. They are not an accurate representation of the legal boundaries. Labeled Category B areas indicate a change in Regional Ecosystem classification as a result of detailed assessment.

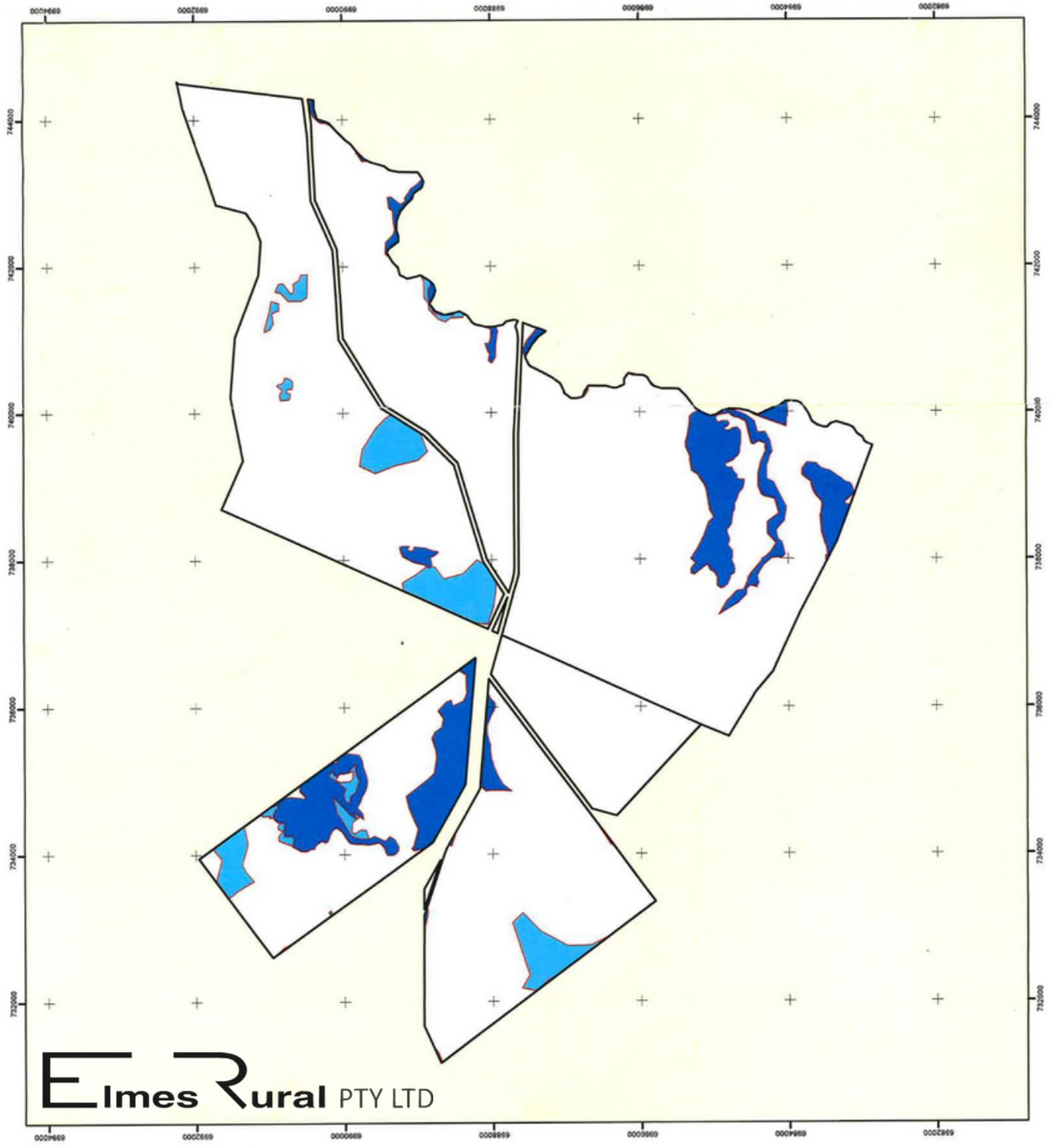
Map Information:
 Horizontal Datum: GDA 1994
 Projection: Universal Transverse Mercator - Zone 55
 This is a colour plan and should be reproduced in colour.

This PMAV is made under Section 20C of the Vegetation Management Act 1999.

Signed for the Chief Executive of the Department of Natural Resources, Mines and Energy by:
 Name: Michael Gordon
 Title: Senior Natural Resource Management Officer
 Signature: 
 Date: 24/07/2018

Map Prepared by: NWF
 Department of Natural Resources, Mines and Energy
 PO Box 964, Ipswich, QLD, 4305

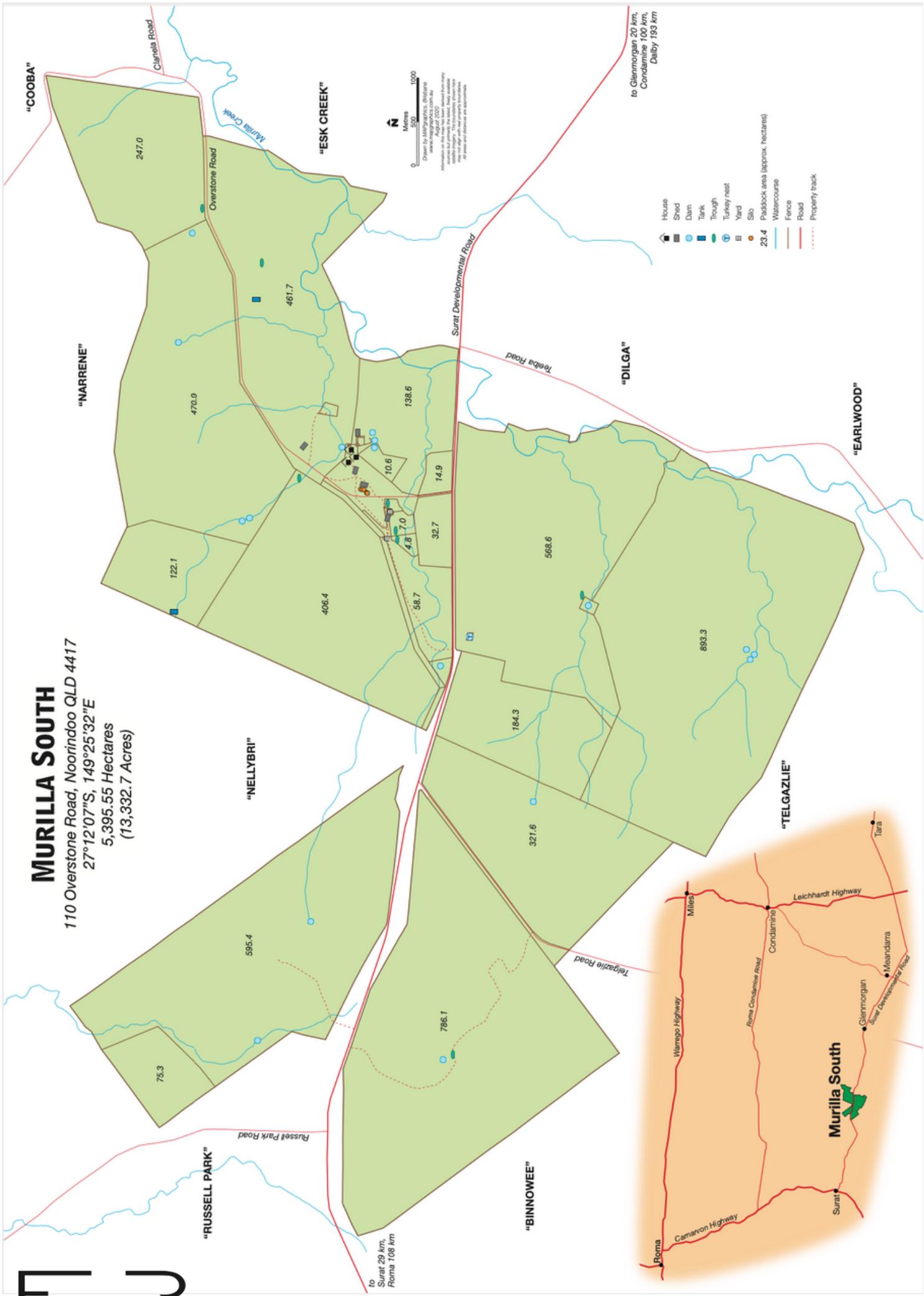
Map Preparation Date: 12/07/2018
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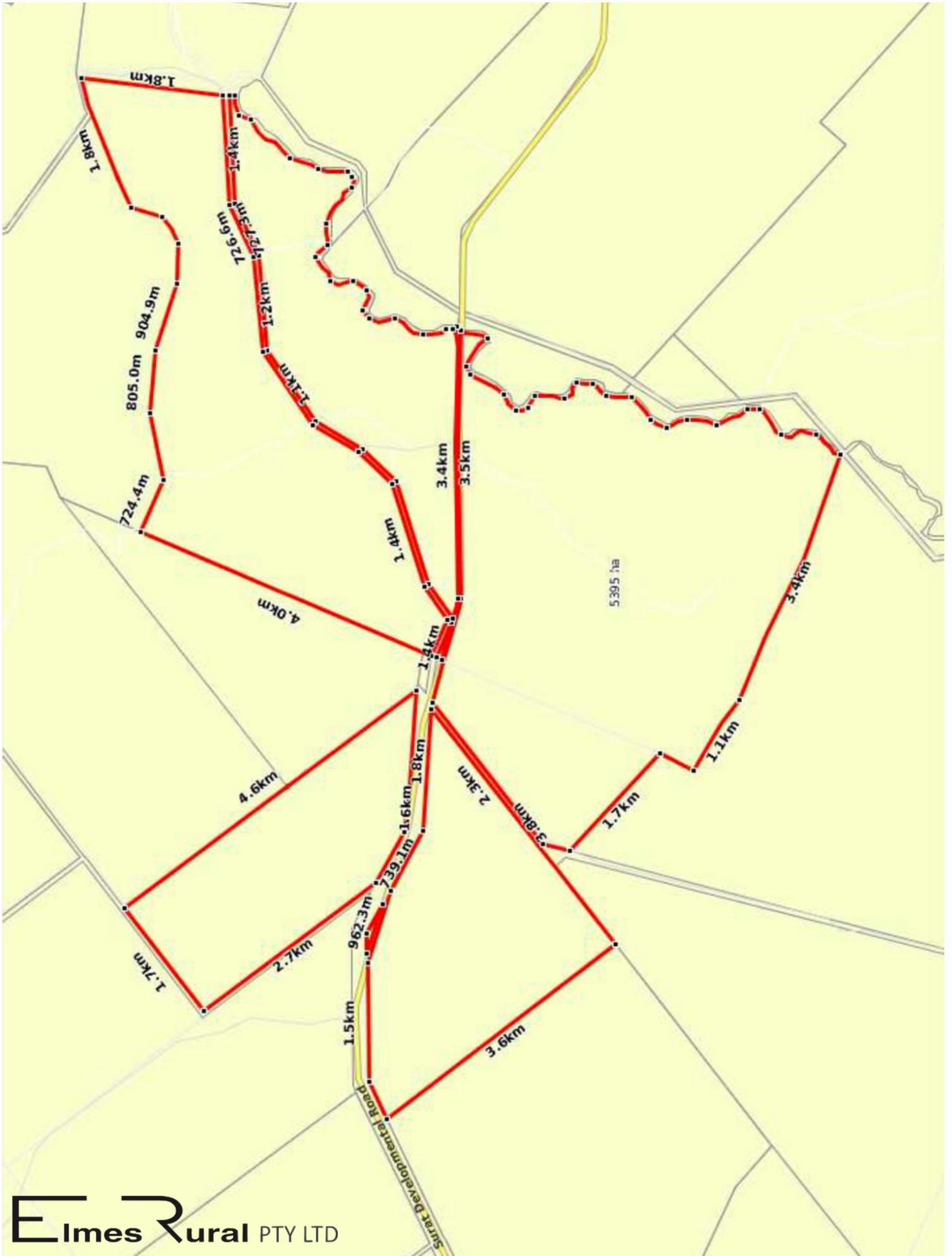


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