

'MELROSE' / 'HIGHFIELDS' / 'WERITE'

<u>Size:</u>	Total:	47,858.5ha	118,258 Acres
	“Melrose”:	11,886ha	29,370 Acres Freehold
	“Highfields”:	15,900ha	39,289 Acres Lease Exp: 31/12/2036
	“Werite”:	20,072.5ha	49,599 Acres Pastoral Lease

Services: 140km North West of Longreach
100km South of Winton
Both towns offering full range of business, medical and educational facilities.

Improvements:

Main Homestead 8 Bedroom, 2 bathroom, Air-conditioned in established gardens and tennis court area. 2 Workers houses. Quarters for 7 people. Shearing Shed. 10 Stand. Hangar. Numerous Sheds.

Country:

Predominantly sweet lightly shaded country undulating gidyea and boree country with pebbly soil well covered with Mitchell and Flinders grasses. Numerous creek channels throughout. Runs back into gidyea mulga and lighter range type country.

Water:

“Melrose” - 9 Dams

“Highfield” - 2 Bores, 4 Dams
Bores: Shakespeare Bore - 620 mono pumping from 300ft
Mountain Bore - Electric submersible from 300ft

“Werite” - 1 Bore, 4 Dams, 1 Natural water hole
Bore: Currajong Bore - Windmill from 300ft

Fencing:

Are 3 barb and 3 plain internally with some netting fencing on boundaries. Full laneway through 3 properties to the main homestead yards. Main homestead yards have power, water, sprinklers and scale setup. Is 1 other set of yards. Trap yards and holding paddocks at most of the Dams on “Highfield” and “Werite”.

Main Plant List:

- 48 KVA Generator
- 1 Road Train
- Loader
- Grader
- Caterpillar Forklift
- Toyota x 2
- Tractor and pro-line
- Rhino 4 Wheeler
- Honda 4 Wheeler
- 4 Motor Bikes
- 1 Mitsubishi Body Truck
- 1 Hino Dual Cab Body Truck

Property has been in the Magoffin Family since 1873.

Price:

\$90/ acre including Plant Listed

Cattle available with the property at valuation.



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