

## Auction 375 - THE THORNHILL AGGREGATION - HUGHENDEN PROPERTY AUCTION - Monday, 12 July 2021

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### Lot # (TODO)

#### "KILLARNEY"

#### HUGHENDEN, QLD 4821

<b>Farm Type</b>	Rural
<b>Land Size</b>	Approx 10,712.07Ha
<b>Bedrooms</b>	3
<b>Topography</b>	Open, undulating, black soil, Mitchell and Flinders Downs Country with a scattering of Prickly Acacia. The Slowans Channel system runs through the Western side of the property.
<b>Water Supply</b>	One flowing bore capped & piped to 7 turkey nests and 3 poly tanks feeding 17 troughs. This bore has a flow rate of approx 11,086 gal/hour with 17 PSI of pressure. Killarney also has a secondary bore known as the Twin Hills bore, which is sub artesian and is equipped with a Windmill.
<b>Shedding &amp; Improvements</b>	2 Machinery and Workshop Sheds. 9 large paddocks and 1 holding paddock.
<b>Yards</b>	Good set of Cattle yards to handle approx 700 Head, new crush.
<b>Fencing</b>	Approx 10km of new & upgraded. fencing completed in the last 3 years.
<b>Property Description</b>	<p>Agent Remarks: The Thornhill Aggregation is a large scale, ideally located, tick free, very functional group of properties with a good body of feed for this season. It is well set up to handle large mobs of cattle with extensive water and fencing development. With bitumen frontage via the Flinders Highway, the property has the ability to supply markets all year round, wet season or dry season enabling it to be run as either a breeding, backgrounding or trading enterprise.</p> <p>Currently in the pipeline for the Hughenden Region is the potential development of a beef processing facility, feedlot and irrigation scheme. These projects have been under development now for some years and are becoming more of a commercial option as each hurdle is passed. The Thornhill Aggregation is right on the doorstep of all these opportunities.</p>

The Thornhill Aggregation is situated approx. 50km West of Hughenden and 65Km East of Richmond on the Flinders Highway. The bitumen road frontage allows easy access to live export yards in Cloncurry and Townsville, JBS Townsville Meatworks, southern feedlot markets with weigh points at Hughenden or Winton as well as all southern processing plants via the rail heads at Hughenden or Winton. The aggregation is all south of the highway and is in tick free country.