

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

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### Lot # (TODO)

### "TAMWORTH"

### HUGHENDEN, QLD 4821

<b>Farm Type</b>	Rural
<b>Land Size</b>	Approx 11,688.13Ha
<b>Bedrooms</b>	3 Bedroom Homestead, surrounded by well-maintained garden. 4 bedroom workers quarters
<b>Topography</b>	Open, undulating, black soil, Mitchell and Flinders Downs country, with a scattering of Prickly Acacia. It also has the Sloan's channels running through the western side and the Eastern Creek channels running through the eastern side of the property.
<b>Water Supply</b>	One Sub Artesian bore pumping approx 3,500 Gal/Hour to 7 turkey nests feeding 19 troughs.
<b>Shedding &amp; Improvements</b>	Vehicle Shed. 4 large paddocks and 3 holding paddocks
<b>Yards</b>	Good functional cattle yards to handle approx 1,200 head. NEW double-deck loading ramp.
<b>Fencing</b>	Approx 10km of new & upgraded. fencing completed in the last 3years
<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.