

**FOR SALE BY PUBLIC AUCTION WIWO**  
**11am Wednesday 6 June 2018, at Picnic Point, Toowoomba**

## **“The Brackenburgh Aggregation”**

**Large scale beef property – Middleton NW Qld**  
**WIWO including cattle herd & comprehensive plant**























## **Located**

170 kilometres west of Winton with southern boundary frontage to bitumen Kennedy Developmental Road at Middleton. Longreach is 340 kilometres to the south east. Brackenburgh is well located to access live export weighing facilities at Mt Isa or Cloncurry in the north or the rail head at Winton with access to Townsville and Rockhampton.

## **Services**

DRC telephone, satellite television, National Broadband Network and twice weekly mail service from Winton. Station power plant comprises 24 hour solar power system with battery bank supplying 25Kva power backed up with two 50 KVA generators directly connected to the solar power system which engage in times of low output or high usage. There is a stand-alone 60 Kva diesel generator supplying power to the homestead complex in times of emergency. Education services through School of the Air Longreach with primary and secondary schooling to year 10 at Winton.

## **Rainfall**

325 mm (13 inches) annual rainfall. (225 mm or 9 inches March 2018)

## **Area & Tenure**

182,481 hectares (450,912 acres) comprising 7 titles (3 GHPL & 4 Rolling Term Lease ) Rangers Valley, Brackenburgh, Saville Downs, Glenworth, Denbeigh Downs, Menin and Patricia Downs. Current title searches available within memorandum of information.

## **Rates & Rents**

Winton Shire Council Half year nett: \$14,056.00  
McKinlay Shire Council half year nett: \$1,708.40

Queensland Government Annual Land Rental calculated for 2017/2018 year: \$15,761.00.  
(Dues per title are variable quarterly or annually)

## **Airstrip**

1,200 metre all weather strip at Brackenburgh.  
141 degree 21" East and 22 degree 12" 15' South.

## **Country**

From the south, the country comprises undulating Mitchell and Flinders grass downs rising to pebbly downs and soft red loam soils with isolated flat top hills flanked by low ranges on the boundaries.

The northern portion, Rangers Valley comprises conjoining shallow valleys providing a balance of lightly timbered flats and creeks growing Buffelgrass, Mitchell, Bluegrass, Flinders and saline herbages rising to spinifex tableland which comprises the headwaters of the Diamantina River and Derri Derri channels running to the northern boundary.

Predominantly, the country falls gently to the south which creates a dominant feature of the Brackenburgh aggregation via the renowned Middleton Channels, Saville Creek and associated shaded feeder systems, growing Buffelgrass and a wide variety of desirable natural grasses and herbage.

The north – south profile of the aggregation and the topography enhance the prospects of storm rain and beneficial run off collection from surrounding watershed which exits the southern boundary. The channel systems and ideal balance of country comprising the Brackenburgh Aggregation create a safe, natural environment of quality cattle country which has consistently produced high branding percentages, enviable conditioning, weight gain and carcase performance.

## **Improvements**

The furnished and extensively renovated main homestead is a comfortable, modern low set timber structure comprising four double bedrooms, sleep out, 2 bathrooms, open plan living and dining, formal sitting room and office. A large undercover deck provides an expansive outdoor living area. The comfort and function of the home is enhanced by split system air conditioners, ducted evaporative cooling, fireplace and large cold room.

The second homestead, is lowset and has 2 bedrooms, sleep out, 2 bathrooms and open living with air-conditioning. Other accommodation includes – one self- contained cottage and a 2 bedroom staff quarters. An airconditioned camp kitchen and cold room are also located at the homestead complex.

Shedding includes a 30.7 metre x 12.3 metre machinery shed, 3 double bay workshop, lock up colour bond shed, and a 3 bay bike shed.

## **Stock Handling Improvements**

4 sets of cattle yards located on the run.  
Menin Yards – steel construction, calf cradle, loading ramp, sprinklers and water in yards.  
Handle 800 to 1,000 head.

Brackenburgh Yards- steel construction, Vet crush, calf cradle, scales, loading / unloading ramp, sprinklers and water in yards. Handle 2,000 head.  
Rangers Valley Yards – new Metacorp steel yards with loading ramp, Vet crush, in race rotary force, to handle 500 head

Saville Yards – steel yards with all facilities to handle 800 cows and calves.

### **Fencing**

The Brackenburgh Aggregation is fenced into 10 main paddocks with 10 holding paddocks. Within the last 3 years, there has been in excess of 80 kilometres of renewed boundary constructed. The majority of the fencing is 3 or 4 barb cattle fencing and is in good to very good, maintained condition.

### **Water**

Watered by 25 dams ranging in size from 10,000 cubic metres to 60,000 cubic metres with numerous permanent and semi- permanent water holes in the Saville and Middleton Creeks and the Diamantina River. The dams are up to 60 feet deep and most have been cleaned out over previous years. 7 of the dams are fenced, equipped with mills, 2 dams equipped with Solar submersibles, all with turkeys nest and troughs. The dams and creeks are backed up with 7 bores – 5 of which are equipped with mono pumps, 1 with a windmill and 1 with a Solar submersible.

A pipeline has been installed from the homestead bore and runs to the southern end of the property to Brothers and Sandy paddocks as a backup supply.

Water security has been a priority across the whole of the Brackenburgh aggregation.

### **Livestock**

The breeding herd of approximately 5,000 mixed cattle is included in the auction. An inventory will attach to the contract.

### **Plant & Equipment**

The comprehensive station plant, including Caterpillar 966 loader, Komatsu GD625 grader, Nissan UD body truck and cattle crate, Toyota Land Cruiser tray back, Toyota dual-cab Land Cruiser and much more is included in the auction. An inventory will attach to the contract.

### **Estimated Carrying Capacity**

The Vendors estimate the carrying capacity at 11,000 mixed cattle in an average season or 5,500 breeders plus progeny carrying steers to feedlot specification. Alternatively, a backgrounding operation producing high turnover of young cattle.

### **Agents Comment**

The Brackenburgh Aggregation is a modern, well improved beef cattle enterprise with an excellent balance of strong grazing country, from flood out channels to Mitchell and Flinders grass downs and soft loam saline grass country. The high standard of presentation is testament to the performance of this property over many years. Beef producers seeking productivity and quality of investment with the versatility to specialise and supply either live export, feedlot or processing markets are encouraged to inspect Brackenburgh, a low-cost operation with good feed reserves.

**For sale by public auction as a going concern WIWO. Prior offers considered.**



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