

Information Memorandum
For Sale by Auction

KELSO STATION

2072 ARCTURUS ROAD
SPRINGSURE QLD 4722

3133.38 Ha (7742.76 acres), freehold



SELLING AGENTS:

MICHAEL MAGUIRE
AND COMPANY PTY LTD
EMERALD QLD

NR
NOFFKES' RURAL
REAL ESTATE & LIVESTOCK



1.0 Introduction

The purpose of this document is to provide details regarding the sale and promotion of 2072 Arcturus Road, Springsure QLD 4722.

The owner has chosen Michael Maguire and Company, and Noffkes' Rural Real Estate & Livestock, as the two representatives entrusted with the task of selling this property via an auction.

2.0 Offer







Introducing Kelso Station – a sprawling 7,742.76 acre freehold property offering prime agricultural potential. With 14 stock dams, steel cattle yards, and 8 bores (5 solar, 1 electric, and 2 generator-powered), this property is well-equipped to support large-scale cattle operations. Divided into 5 main paddocks, Kelso Station includes approximately 400 acres of contoured land, 600 acres of blade ploughed country and the majority open downs to ironbark country, providing diverse terrain for grazing.

Included in the sale are 5 Droughtmaster bulls and 250 Droughtmaster cows, many with calves at foot, as well as listed machinery, making it a ready-to-operate enterprise. The station also features a 3-bedroom, modern Queenslander-style home, multiple sheds, and the convenience of a school bus service to property access.

This is a unique opportunity to invest in a fully operational cattle station with significant infrastructure and potential.



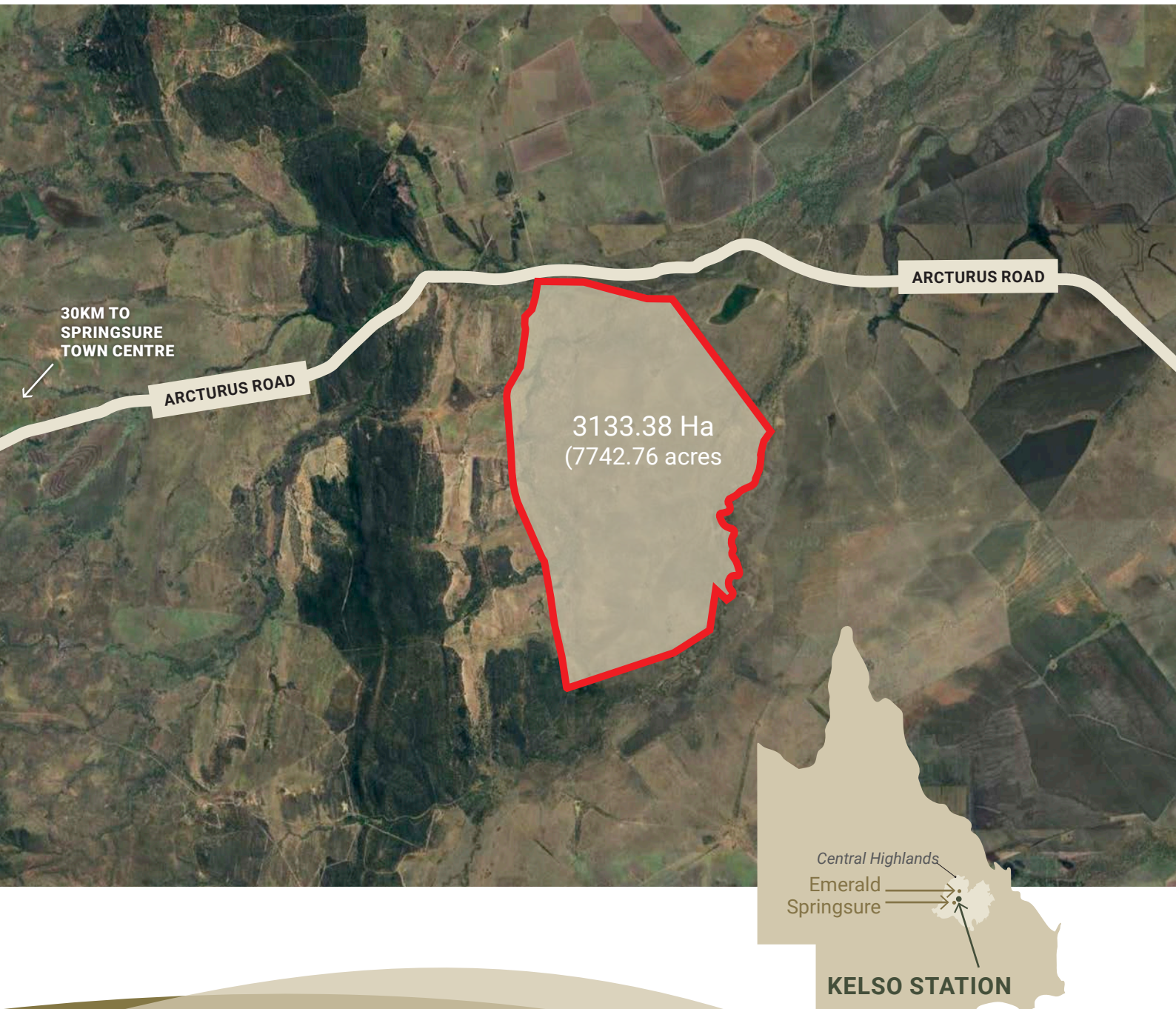
3.0 Property Overview

	Address	2072 Arcturus Road, Springsure QLD 4722
	Size	3133.38 Ha (7742.76 acres)
	Council	Central Highlands Regional Council (CHRC)
	Tenure	Freehold
	Sale Method	For Sale by Auction Friday 22 nd November 2024 at 11am Springsure Hotel Motel 48 Eclipse Street, Springsure QLD 4122
	Agents	Michael Maguire and Company Shop 1 / 13 Borilla Street Emerald QLD 4720 <i>Michael Maguire</i> 0400 790 684 <i>Duncan Maguire</i> 0419 025 787 duncan@michaelmaguire.com.au Noffkes' Rural Real Estate & Livestock 62 Eclipse Street Springsure QLD 4722 <i>John Noffke</i> 0409 054 097 Johnnoffke@noffkesrural.com.au



4.0 Property Location

- 30km from Springsure town centre
- 22km down Arcturus Road
- 80km from Emerald town centre
- 85km from Emerald saleyards
- School bus service to Kelso Station access road





5.0 Property Features

Homestead

- 3 bedroom, 1 bathroom house on stumps
- Verandah at front of house
- House runs off 2 x 5,150-gallon rainwater tanks, 1 x 5,150 gallon bore water tank and 1 x 10,000 gallon bore water tank
- Modern contemporary Queenslander-style home
- 4 kW solar with offset power back to grid

Sheds

- 9m x 9m workshop shed with concrete floor
- 9m x 9m carport off workshop
- 12m x 6m motor bike shed
- 6m x 3m single bay carport with roller door
- 3m x 3m chemical shed
- Main Machinery shed 30m x 12m, complete with 4 kW solar on roof and 2 x 5,000-gallon rainwater tanks
- Secondary machinery shed 15m x 12m
- 12m x 6m hay shed
- All sheds complete with gates to prevent livestock from accessing





6.0 Livestock and facilities

- The property is extremely well watered with bores and dams and boasts a very good stance of feed
- 5 Droughtmaster bulls and 250 Droughtmaster cows left with the property. A percentage of calves at foot and remaining cows chance mated as bulls are running all year round
- Steel cattle yards
- Cattle crush and loading ramp to remain with the property
- The branding cradle and work area is fully undercover. A Morrissey branding cradle also in sale





7.0 Water

- 14 stock dams
- 8 bores – 5 with solar, 1 with electric 240V pump and 2 with generator





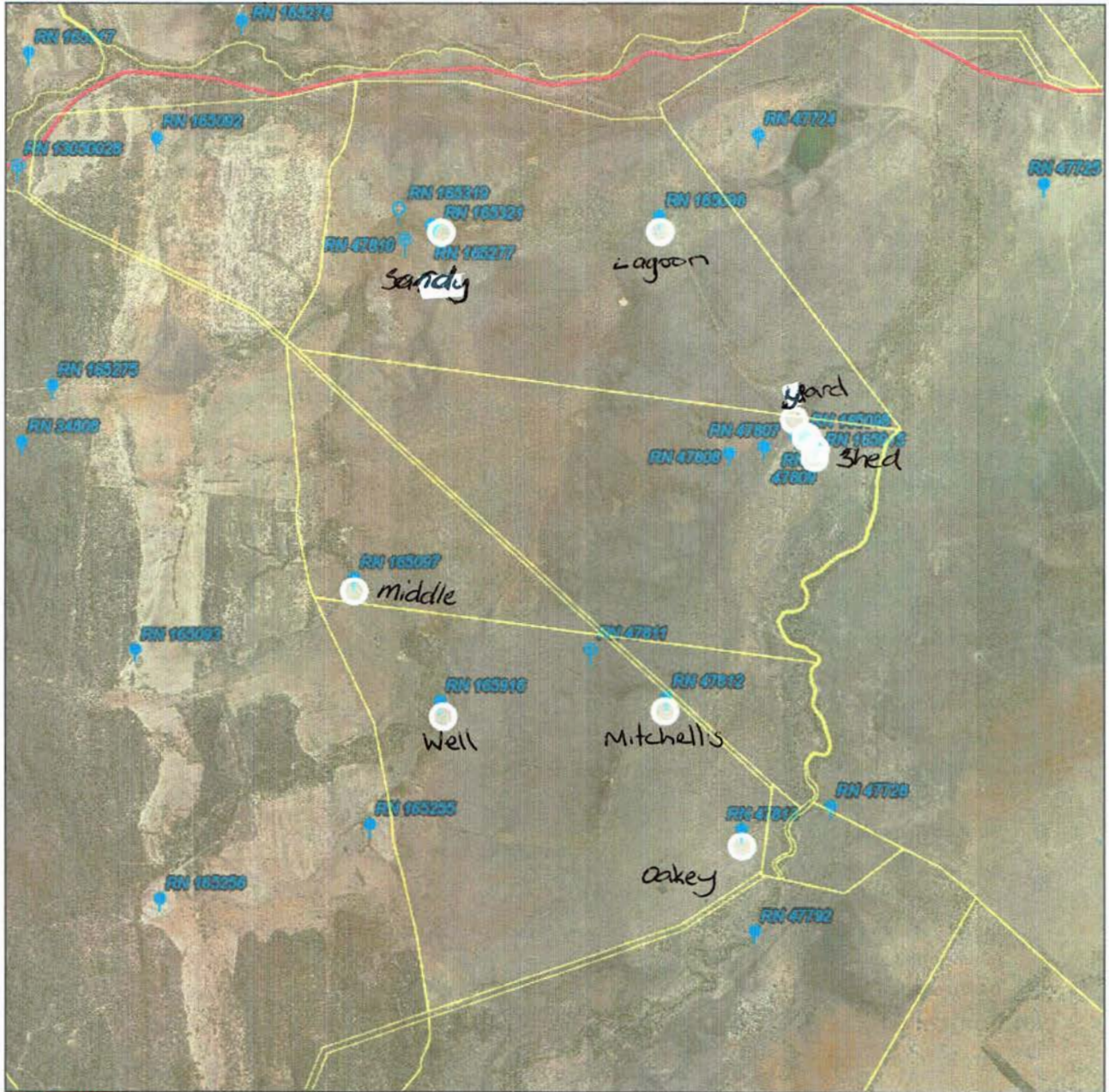
7.0 Water *continued...*

Bores			
	Total Depth	SWL	Supply
Shed Bore (Waterboy Solar)	32m	13m	120 LPM
Yard Bore (240V Onga)	68m	6m	72 LPM
Lagoon Bore (Solar)	20m	7m	60 LPM
Sandy Bore (Generator Onga)	50m	8m	90 LPM
Middle Bore (Generator Onga)	80m	6m	180 LPM
Well Bore (Solar)	62m	9m	30 LPM
Mitchell's Bore (Solar)	48m		37 LPM
Oakey Bore (Waterboy Solar)	18m		20 LPM

- There is a windmill in the cooler paddock
- 1 bore across the road from the windmill
- Another 2 bores at the workshop
- These bores have limited data and are old and steel cased, which have, in general collapsed

24°11'S 148°14'23"E

24°11'S 148°20'10"E



24°6'27"S 148°14'23"E

24°6'27"S 148°20'10"E

A product of



Legend located on next page



Printed at: A4
Print date: 19/9/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



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8.0 Landscape and pasture

- 5 main paddocks
- 400 acres contoured country previously cultivated
- Approximately 600 acres blade ploughed country
- Majority of the property is open downs to iron bark country

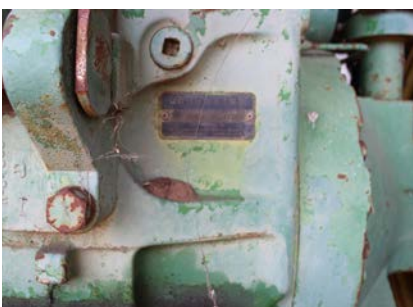


9.0 Plant and machinery

Plant and machinery equipment listed below is to be sold with the property and is fully owned by the vendors. All machinery and equipment details are true and correct to the best of knowledge of the owners as at 01/09/2024.

- John Deer 4640 Tractor
- WestHill 12ft grader blade.
- Hydraulic mulcher attachment
- Munrose molasses mixer and pump
- 2 x Unleaded fuel tanks
- Hydraulic jib
- 2000L diesel tank
- Rippers
- Massy Ferguson 500
- Blade plough
- Seeder
- 5 x solos
- Chaser bin
- Air compressor
- Fixed work benches
- Miscellaneous parts and equipment







10.0 Council Rates



PO Box 21 Emerald QLD 4720
Customer Service: 1300 242 686
Website: www.chrc.qld.gov.au
Email: enquiries@chrc.qld.gov.au
ABN: 79 198 223 277

1st Half Rates Notice 2024/2025 FOR THE PERIOD 01/07/2024 TO 31/12/2024



069879-003019-1/1P-BD 043 4722
 Mr R J Owens
 KELSO MS 75
 1174-2072 Arcturus Road
 SPRINGSURE QLD 4722

ASSESSMENT NO: 25725
 DEBTOR NO: 14976
 DATE OF ISSUE: 03/09/2024
 1st HALF DUE DATE: 04/10/2024
 VALUATION: \$7,400,000
 VALUATION DATE: 01/10/2023

Property Location and Description:

1174 Arcturus Road SPRINGSURE QLD 4722
 Lot 71 DSN144, Lot 65 DN40191, Lot 66 DN40191, Lot 67 DN40191

Summary of Charges

Description	Units	Yearly	Half Yearly
1st Half Rates and Charges			
State Emergency & Fire Levy: Cat. E-1	1	29.20	\$14.60
State Emergency & Fire Levy: Cat. E-2	1	119.00	\$59.50
Rural Land	7400000	0.008191	\$11,183.59*
Waste Management Rural Other	1	83.00	\$41.50

* Capping on the General Rate has been applied

TOTAL 1st HALF RATES & CHARGES PAYABLE \$11,299.19
 Discount if payment made by 1st Half Due Date \$561.26
TOTAL PAYMENT IF DISCOUNT APPLIES \$10,737.93

Please Note: Any payments received after 26/08/2024 have not been included in this Notice. Council has received a payment of \$990,475 from the State Government to mitigate the direct impacts of the State Waste Levy on household in the 2024/25 financial year.

Where arrears are reflected on this notice interest is compounded at 11.00% p.a. and continues to accrue on these arrears from the date of issue of this notice.

Discount of 5% applies for rates paid within 31 days. (Conditions apply see reverse)	Due Date	Gross Amount	Discount	Net Total Payable
	04/10/2024	\$11,299.19	\$561.26	\$10,737.93



Biller Code: 314765
Reference No: 501497600257259

HOW TO PAY - For a full list of payment options please see reverse



Billpay code: 4197
 Ref: 5014 9760 0257 259



4197 501497600257259

ASSESSMENT NO. 25725
 DEBTOR NO. 14976
 NAME Mr R J Owens
 NET AMOUNT DUE \$10,737.93
 1st Half Due Date 04/10/2024
 PAYMENT REFERENCE 501497600257259

Pay in person at any post office, by phone 13 18 16 or go to postbillpay.com.au

Return this portion if paying by mail

Please tick if receipt required

For further information, or to arrange an inspection contact:



MICHAEL MAGUIRE
AND COMPANY PTY LTD
EMERALD QLD



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Springsure Queensland 4722

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Emerald Queensland 4720

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FOR SALE BY AUCTION

Friday 22nd November 2024 at 11am
Springsure Hotel Motel
48 Eclipse Street, Springsure QLD 4722