

Mount Cooper Station

38,942 HA BREEDING & BACKGROUNDING OPERATION



MT COOPER MAY 2020

FOR PUBLIC AUCTION
TUESDAY 15TH DECEMBER, 2020
11am Charters Towers Golf Club, Charters Towers



www.qldrural.com.au
Peter MacPherson 0447 941 110
Troy Trevor 0408 502 576



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STRATEGIC LOCATION

Mount Cooper is situated in the Charters Towers Region of Northern Queensland, a region renowned for high quality beef production.

The region is complemented by an array of amenities including retail, financial, medical, and government services, education (primary and secondary) and transportation services.

Mount Cooper is located to the west of the Burdekin Dam, with a long frontage to the actual Dam, and the Burdekin River and the headwaters of the Rollston River.



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PROPERTY OVERVIEW

Mount Cooper is a high quality, large-scale grazing property comprising approximately 38,942 hectares in the Charters Towers Region of Northern Queensland with an estimated carrying capacity of 5,000 AE.*

ADDRESS. 'Mount Cooper', Lornesleigh Road, Seventy Mile, Qld

LAND AREA. 38,942.02 Ha

TITLE DETAILS. Lot 1 MRY43: GHPL11/768

LOCAL AUTHORITY. Charters Towers Regional Council

ZONING. Rural

LEASE DETAILS. GHPL Lot 1 MRY43

RATES. Est \$9800 annually

SERVICES. Electricity, rainwater tanks, septic sewerage, gas (bottled only), telephone, mobile phone coverage (homestead)

FRONTAGE. Lornesleigh Road (16* kilometres)



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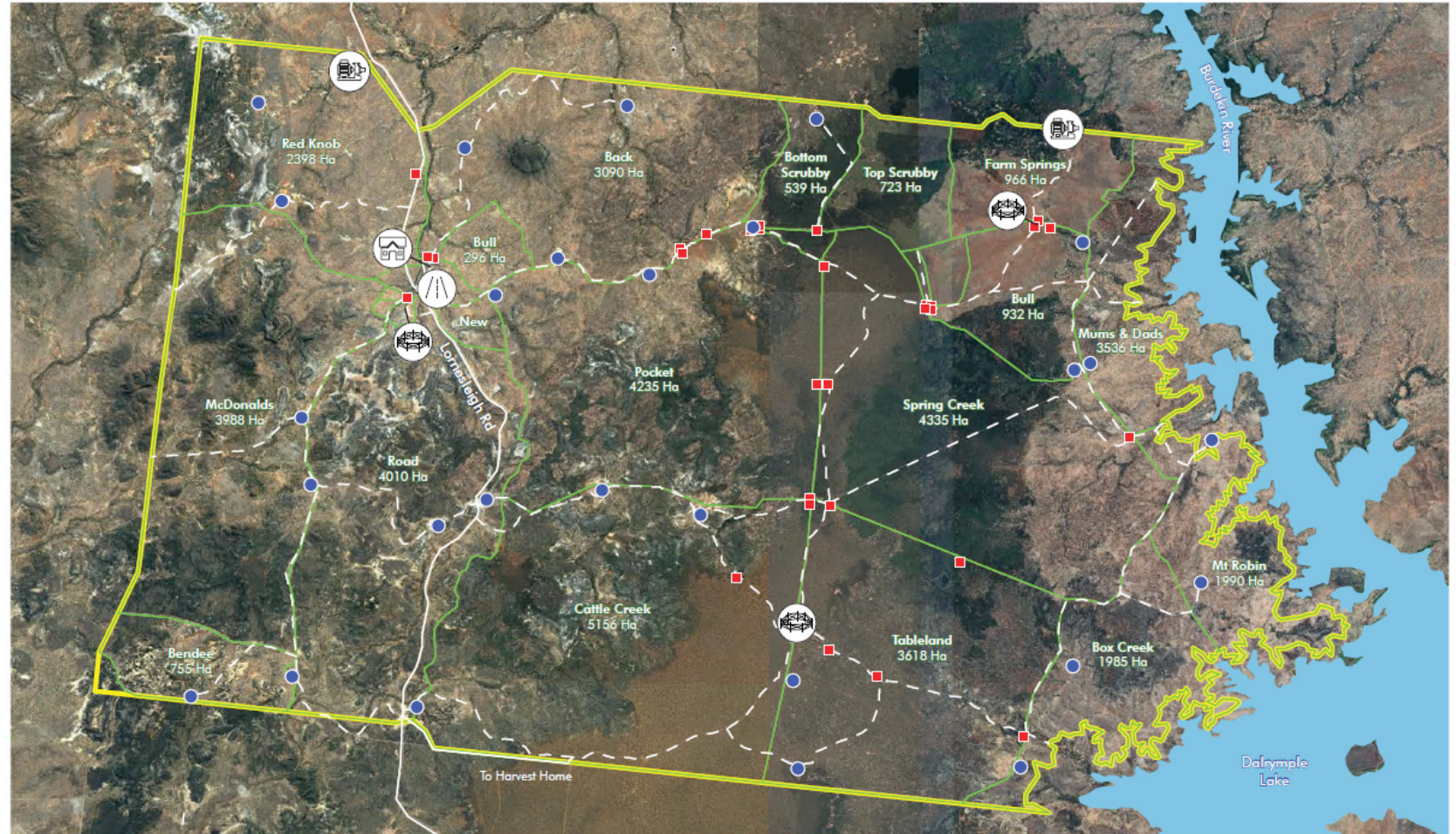


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PROPERTY OVERVIEW



- LEGEND**
- House
 - Yards
 - Airstrip
 - Bore
 - Dam
 - Trough
 - Fam Road
 - Paddock Boundary

Property Boundary



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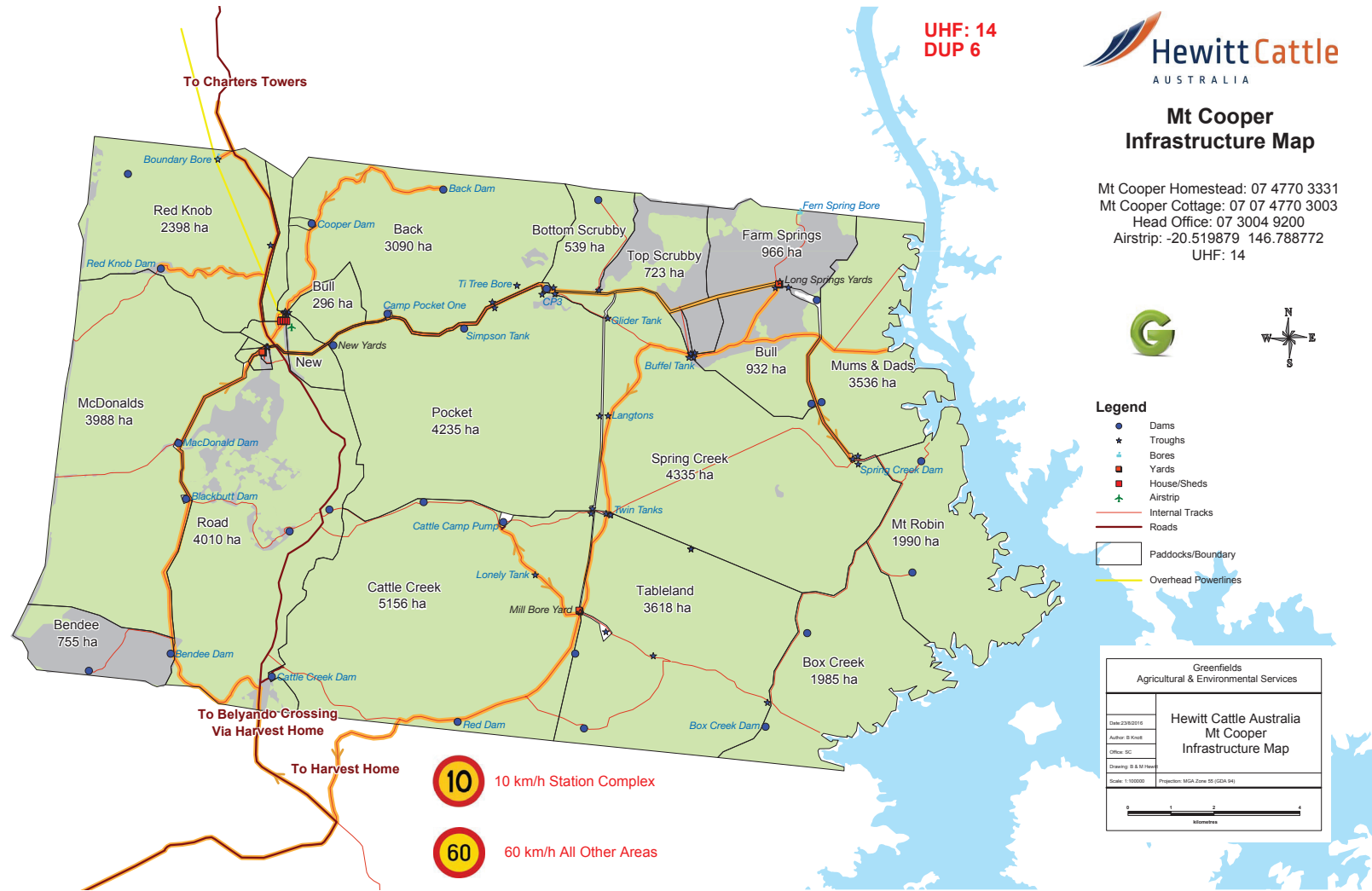


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INFRASTRUCTURE MAP



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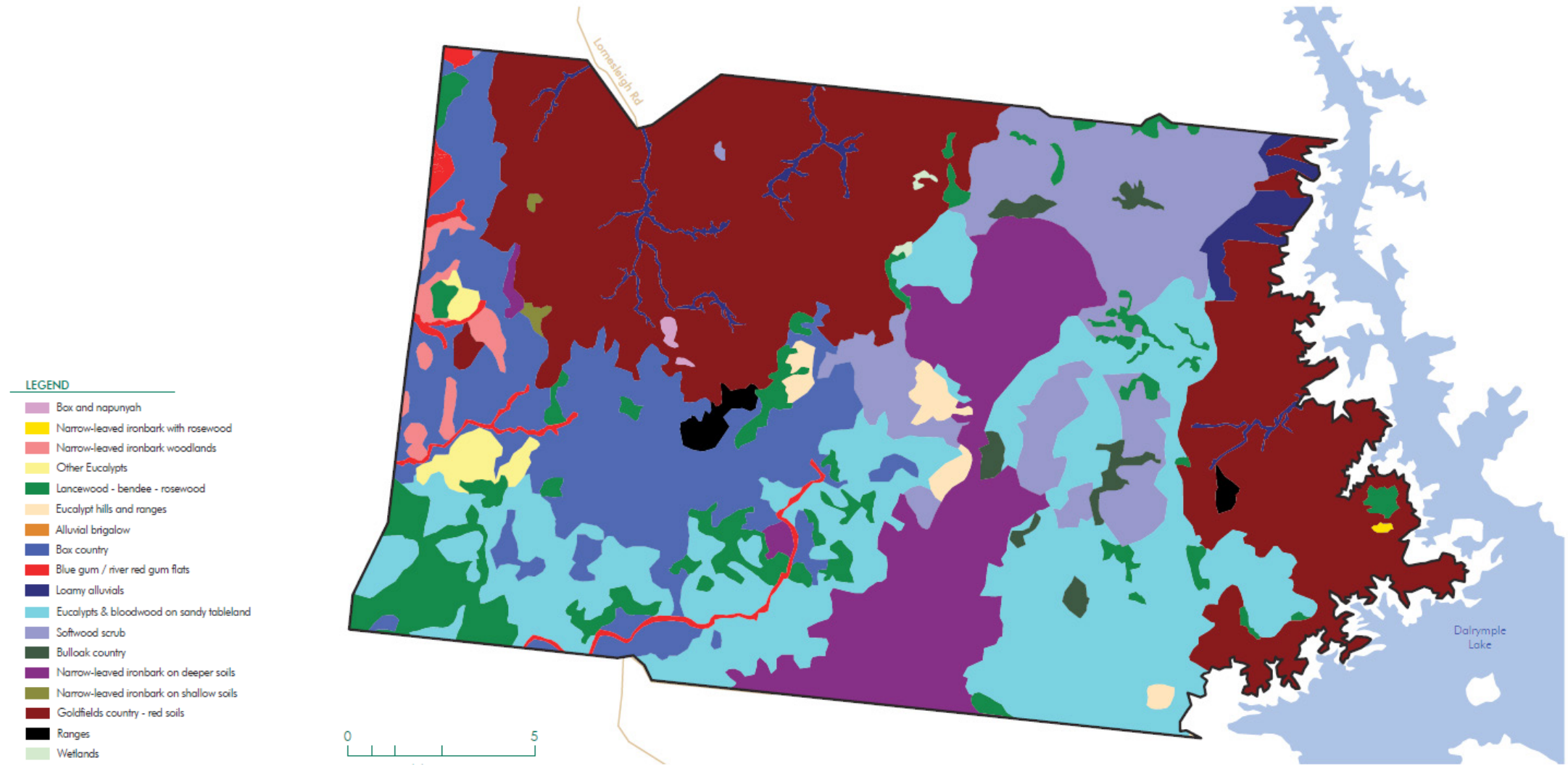


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GRAZING & LAND MANAGEMENT



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LAND TYPES

Mount Cooper is a large-scale beef grazing property benefitted by a variety of land types as presented in the table.

LAND TYPES	AREA (HA*)	PROPORTION (%)
IRONBARK GOLDFIELDS & DEEPER SOILS	16,447	42%
BOX COUNTRY	5,127	13%
LANCEWOOD & BENDEE RIDGES	2,463	6%
SOFTWOOD & BLACKWOOD SCRUB	4,172	11%
ALLUVIAL FLATS	698	2%
EUCALYPTS & BLOODWOOD ON SANDY TABLELAND	8,340	21%
BALANCE OF COUNTRY (VARIOUS EUCALYPTS & WOODLANDS)	1,695	4%
TOTAL	38,942	100%



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TOPOGRAPHY, SOIL TYPES & PASTURES

Mount Cooper features predominantly undulating topography ranging from 361 metres Above Mean Sea Level (AMSL) and falling to 158* metres AMSL with the western and eastern boundaries featuring low hilly or undulating land and small proportions of moderately undulating land with occasional hills surrounded by dissected slopes.*

Dominant soil types comprise a mixture of red earths, a variety of hard, sandy, red and yellow duplex soils and a mixture of bleached sands and sandy grey earths throughout.

Pastures feature a blend of Seca, Wynn Cassia, Urachloa and Indian Couch, as well as very strong stands of Buffel that in loamy soils respond quickly to rain events.



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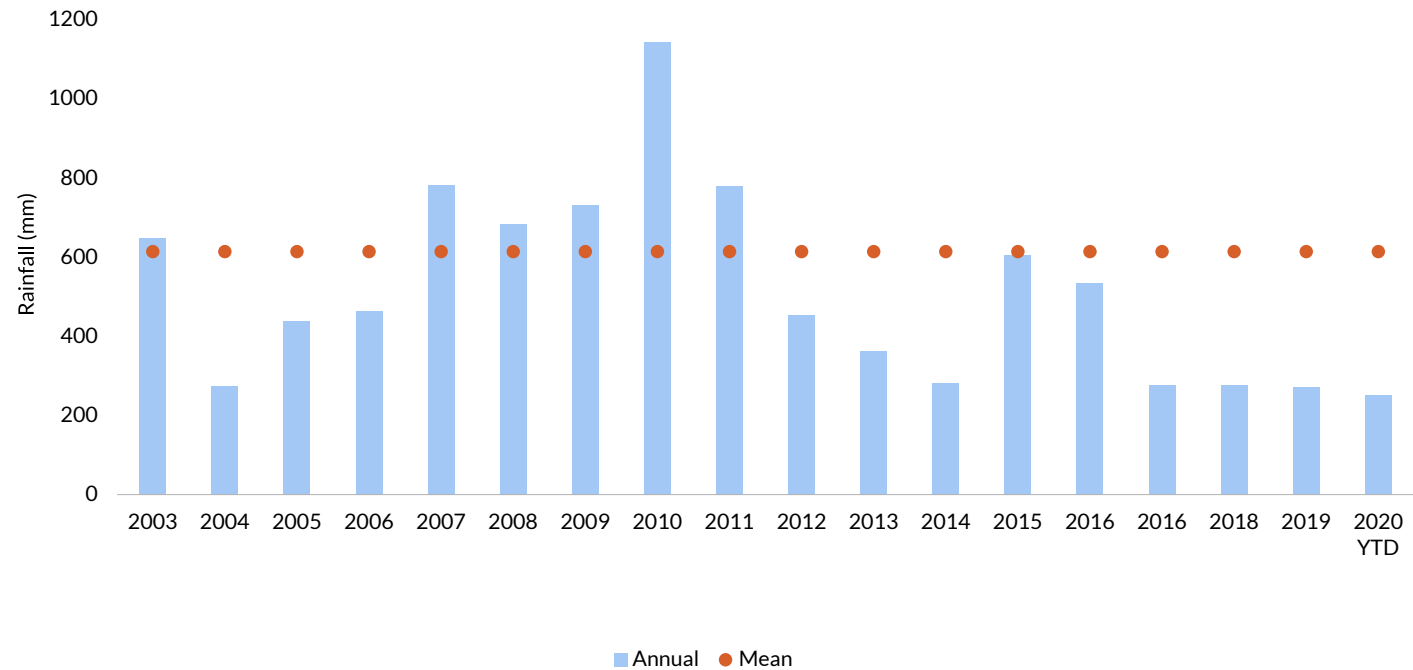
WATER ACCESS & SECURITY

Mount Cooper offers significant access to the Burdekin River and the Dam to the eastern boundary whilst also being benefited by three equipped bores (submersibles or solar), 27* dams and a variety of natural springs. Stock water is reticulated to 22 troughs via extensive poly piping which is largely interconnected, allowing multiple options in the event of redundancy/breakdown.

Many of the dams have been newly constructed in recent years with the majority also fenced.

ANNUAL RAINFALL. Average of 539mm over the past 11 years.

Mount Cooper Rainfall Totals



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PADDOCKS, LANEWAYS & FENCING

The property is divided into 16 main paddocks and 6 smaller holding paddocks and features an extensive network of laneways (46 kilometres) for ease of livestock movement.*

Fencing is of a high standard throughout and is in sound stock proof condition.

The majority of end assemblies and gateways have been replaced in the previous 10 years using only steel construction.



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LIVESTOCK

An established herd consisting of 2250 breeders, 750 joined No. 9 heifers, 1000 No. 0 heifers and 100 bulls will be included in the sale.

TAKE OVER MUSTER. Due to number of times this herd has been processed and counted in the 2020 season and the strict operational and stock book controls, the vendors offers for sale the cattle numbers as nominated in contract. No take over muster will be provided. Parties are invited to inspect the stock return, make enquiries of management and conduct paddock inspections in order to satisfy themselves prior to auction.



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IMPROVEMENTS

HOMESTEAD. A main homestead comprising four air-conditioned bedrooms and two bathrooms, having been renovated in 2002. Adjacent to the main homestead is a school room within the garden which is a modern transportable building.

STAFF ACCOMMODATION. Comprises three two-bedroom dwellings with air-conditioning and an additional recently renovated donga.

WORKSHOPS & SHEDDING. Three Cyclone sheds with concrete flooring and steel and timber frame provide a variety of machinery/storage /workshop sheds.



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IMPROVEMENTS

CATTLE YARDS & STABLES

HOMESTEAD YARDS. A newly constructed galvanised set of steel yards with capacity to process 600* head whilst holding a further 1,000* head during processing, featuring curved races, circular design, pneumatic draft, a large concreted undercover working area, vet crush and branding cradle.

FERN SPRING YARDS. Constructed with a mixture of railway line posts, cattle rail, steel cables and rails, wooden posts and portable panels, the Fern Spring Yards have an 800* head capacity and are equipped with a calf cradle, concrete race, loading ramp, draft pound and vet crush.

MILL BORE YARDS. Constructed with railway line posts, steel cables and rail, the Mill Bore Yards have a 400* head capacity and are equipped with a calf cradle, loading ramp, draft pound and vet crush.

STABLES. Four stables and associated holding yards constructed of a round bush timber frame.



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INCLUSIONS & EXCLUSIONS

INCLUSIONS. Plant, 2017 Toyota 398 XMK, 2004 Toyota 638 HXT, JCB Telehandler 535-95, 2 Honda CRF 230 Motorbikes, 1 Honda 250 Motorbike, Suzuki King Quad, Complete workshop including spares parts like filters, bearings and water spares, basic Cattle Husbandry equipment including number brands.

EXCLUSIONS. Some personal items and tools in the workshop and sheds (a list will be supplied), all saddlery items, single deck cattle trailer and step deck, blue body truck, Toyota KJP117.



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INSPECTIONS

Queensland Rural are proud to present Mount Cooper for Public Auction. Inspections can be booked through our Rural Property Specialists.



Peter MacPherson
Licensed Real Estate Agent

With a wide depth of experience in Rural and Commercial property sales, Peter works out of Charters Towers and Atherton from his base on the Atherton Tablelands. He has resided in the Far North for some 30 years and is available for all your property requirements whether buying or selling rural based, lifestyle or commercial real estate.

0447 941 110 pmacpherson@qldrural.com.au



Troy Trevor
Licensed Real Estate Agent

Troy Trevor is the Managing Director of Queensland Rural Pty Ltd and has been in the rural industry his entire life. He has been based in Charters Towers for the past 15 years working as a Stock & Station agent and has extensive knowledge of Northern and Western Queensland. During this time, Troy has been actively involved in the marketing of rural properties in the area.

0408 505 576 ttrevor@qldrural.com.au

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** Areas, distances and quantities are approximate only.*



ALL PHOTOS TAKEN MT COOPER MAY 2020

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