



Gracemere Selling Centre, Saleyards Rd, Gracemere

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TopX Australia Pty Ltd

ABN 45 145 339 957

[WWW.TOPX.COM.AU/GRACEMERE](http://WWW.TOPX.COM.AU/GRACEMERE)



<b><u>Property Name:</u></b>	<b>“SEERY’S”</b>
<b><u>Situation</u></b>	Just 17km from Rockhampton CBD and 14km to Gracemere shopping centre with Bruce Highway frontage “Seery’s” is an easy ten minute drive to town.
<b><u>Services:</u></b>	Rural power, telephone fixed line and mobile reception. Mail delivery to front gate. Saleyards at Gracemere, a few minutes away and abattoirs in Rockhampton. A complete range of educational, business and shopping is close at hand.
<b><u>Property Description:</u></b>	Lot 765 on Crown Plan LN1575
<b><u>Area &amp; Tenure:</u></b>	186.823 Hectares (461.64 Acres) Freehold
<b><u>Rates:</u></b>	To be determined
	<b><u>Rainfall:</u></b> 630mm
<b><u>Country:</u></b>	“Seerys” runs from soft flats along Midgee Creek to low, lightly and moderately timbered ridges with Ironbark and other associated forest soil bushes. Carrying capacity can be improved with the control of some small areas of lantana, wattle and rubbervine  Native pasture on “Seery’s” has been supplemented with the sowing of improved pastures including Secca Stylo. “Seery’s” has been conservatively stocked for some time and carries a good body of feed at present
<b><u>Water:</u></b>	There are two dams, with one equipped which delivers water to an elevated tank for distribution to the house, gardens and stock troughs in yards and paddocks. There is a well equipped with windmill and two unequipped bores as reserve water sources. Rainwater tanks are also located at the house and sheds.
<b><u>Improvements:</u></b>	Large low set to high set timber homestead with three/four bedrooms two sleepouts, dining room, eat in kitchen with pantry and covered rear entry with ramp and steps. Secure under house storage. Lock up garage, power connected. Fully enclosed shed with earth floor, truck height load-out and drive in doors - power connected. Large timber stockyards equipped with vet crush. Attached, covered milker bails and stables.
<b><u>Fencing:</u></b>	Most fencing in very good condition with some boundary renewed. Four small holding paddocks and two main grazing paddocks.

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**Price:**

**Auction at Rockhampton Leagues Club. 10:30 am Friday 17<sup>th</sup> May, 2024.**

**Remarks:**

**“Seery’s” is being offered for the first time in over 80 years of family ownership due to retirement. This sale presents a unique opportunity to acquire a highway frontage grazing block which is out of flood.**

**Close proximity to Rockhampton adds value with ease of access to the business, education and recreational opportunities available in the city.**

**Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiles. Prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of the particulars through their own enquiries.**