



Clearwater

574 Windemere Road
Glenmorgan QLD

Colliers International is proud to present to market "Clearwater", located 6km south of Glenmorgan. This outstanding grazing asset offers the buyer an opportunity to secure a well setup grazing property with a high level of water security. Features include: New steel post front boundary fence with barb and ringlock fencing Steel panel stock yards with 150 head capacity Carrying capacity of 330 Adult Equivalents (AE) Approved feedlot plans for 4000 SCU - can be developed legally Good quality brigalow and belah plains with box and ironbark country and potential for irrigated improved pastures 4 bedroom 1 bathroom house and sheds [Watch Video](#) The property is watered from a 100ML dammed reservoir situated in the Little Erringibba creek. A solar pump reticulates water via a 63mm main line running east to west down the centre of the property, delivering water under constant pressure to a system of 5 tanks and 11 water troughs. Tanks are equipped with two-way valves to guarantee supply and pressure to every paddock, plus a medicator system is located adjacent to the solar pump. The property's Water Allocation of 60ML per year (Nominal Volume CLASS 2B) has a maximum usage rate of 7.3ML per day for any purpose. [Download Bidder Registration Form](#)

CONTACT

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AGENCY

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AUCTION

Starts : Thu, 23/04/2020
Ends : Fri, 24/04/2020