



Countryco



# AUCTION

## *“Mt Helmet & Pocket”*

2444 Birtley Road, Springsure Qld 4722

Options to Breed, Fatten and Background in a great location

67kms southwest of Emerald and 36kms northwest of Springsure

*Total Aggregation: 6,159.98 hectares – ( 15,221.30 acres )*

### AUCTION DATE

**THURSDAY 27 FEBRUARY 2025 11.00 am**

**Rockhampton Leagues Club**

TO BE SOLD BARE OF LIVESTOCK & PLANT

# “MT HELMET” AREA AND TENURE

## LOCATION

### *Mt Helmet*

2444 Birtley Road Springsure Qld 4722.

The main access point is via Birtley Rd to the Mt Helmet homestead.

Springsure (36 km) is the nearest service centre and provides most services.

Major services are available at Emerald (70 km) and Rockhampton (340 km).

The Springsure Schools bus service via Birtley Road. Higher Education bus service to Emerald via Wurba Road.

There is a twice-weekly mail service.

Saleyard Facilities are located at Emerald (70 km) and Gracemere / Rockhampton (340 km). Export Abattoirs at Rockhampton and Biloela.

Rainfall: 684 mm (source BOM)

## CARRYING CAPACITY

1,270 adult equivalent.

- Total Area – 5,502.54 hectares (13,596.77 acres) Freehold.
- Lot 1 SP197799 1,915 hectares (4,731.96 acres)
- Lot 2 DN40165 3,587.54 hectares (8,864.81 acres)
- Central Highlands Regional Council Rates approx. \$8,139.02 per ½ year.

## COUNTRY

*Mt Helmet* is situated in an area (Springsure Minerva ) with a reputation of Beef Production and Farming.

*Mt Helmet* comprises:

- Approx. 5,502.54 hectares (13,596.77 acres) is principally undulating black soil downs running to undulating mountain coolibah country broken by Mt Elizabeth and Mt Hemet
- Approx. 1,091.6 hectares (2,697.3 acres) of (Category X) country previously developed cultivation country, this country has been planted with butterfly pea, which has spread into joining paddocks.
- This area includes 1,100ha of biodiversity grassland offset agreements. These areas are still able to be grazed under the offset arrangements.
- Approx. 1,691.4 hectares (4,179.44 acres) undulating downs country, (Category B) naturally open country, well grassed with buffel, mitchell and many native species including Qld blue grass and spear grass.
- Approx. 2,238.56 hectares (5,531.48 acres) undulating naturally open coolibah country.
- Approx. 480.9 hectares (1,188.30 acres) of undulating to steep hills and range country.
- The property is well watered with 6 fully equipped working bores, with 2 individual reticulation systems.
- A good mix of timber with Bloodwood, Coolibah, Morten Bay Ash, Ti-tree with scattered Bottle Trees throughout the property.



Homestead Complex

## LOCATION

### *Pocket*

1463 Wurba Road, Minerva Qld 4722

The access point is either via Wurba Road or via Birtley Rd.

Springsure (42 km) is the nearest service centre and provides most services. Major services are available at Emerald (63 km) and Rockhampton (340 km).

The Springsure Schools Bus service via Birtley Road. Higher Education bus service to Emerald via Wurba Road.

There is a twice-weekly mail service.

Saleyard Facilities are located at Emerald (70 km) and Gracemere / Rockhampton (340 km). Export Abattoirs at Rockhampton and Biloela.

## “POCKET” AREA AND TENURE

- Total Area – 657.44 hectares (1,624.53 acres) Freehold.
- Lot 9 DSN 824, 657.44 hectares (1,624.53 acres)
- Central Highlands Regional Council Rates approx. \$1,763.90 per ½ year.

## COUNTRY

*Pocket* is situated in an area (Springsure Minerva ) with a reputation of Beef Production and Farming

*Pocket* comprises:

- Approx. 657.44 hectares (1,624.53 acres) is principally undulating black soil downs and semi open downs country. Identified as (Category B) country.
- Permanent water with frontage to Stoney Creek plus 1 bore. Bloodwood, Coolibah, Morten Bay Ash, Ti-tree and scattered Bottle trees throughout the property.
- Grasses include Buffel, Curley Mitchell and many species of natural pastures including Qld Blue Grass.
- *Pocket* has access via an all-weather road. Via Wurba Road
- Great elevated views looking back over to Fairburn Dam with potential for house sites.

## CARRYING CAPACITY

160 adult equivalent.

# SUMMARY OF LAND TYPES AND IMPROVEMENTS

- Total Aggregation 6,159.98 hectares - (15,221.3) acres.
- Pocket - Lot 9 DSN824 – 6557.44 hectares (1,624.53 acres) No structural improvements, undulation blacksoil downs grazing country.
- Mt Helmet – Lot 1 SP197799 – Lot 2 DN40165 - 5,502.54 hectares (13,596.77 acres).
- 1,691.4 hectares (4,179.44 acres) Category B undulating downs country.
- 2,238.56 hectares (5,531.48 acres) undulating natural coolibah country.
- 480.0 hectares (1,88.30 acres) undulating to steep hills and ranges.
- 1,091.6 ha –( 2,697.3) acres of (Category X) old cultivation country planted to butterfly pea.

With 1,100 hectares of biodiversity grassland offset agreements in place

Pocket  
Stoney Creek  
Spring



**CARRYING CAPACITY**  
1,430 adult equivalent.

# STRUCTURAL IMPROVEMENTS

## HOMESTEAD

The weatherboard homestead is low set on concrete stumps and iron roof, constructed in 1974, with additions/renovations completed in 2000. 5 bedrooms, with 2 bathrooms, kitchen with a walk-in pantry, dining, lounge and guests' quarters with an ensuite. Office and verandahs on two sides of the home. The homestead is air-conditioned. Set in established surroundings.



## COTTAGE

A separate hardiplank cottage with iron roof comprises 3 bedrooms, recent new bathroom, kitchen and combined dining room. laundry and recently renovated front covered deck. Split-system air conditioning.

## QUARTERS

Timber frame with vinyl cladding and colourbond roof. 1 bedroom, bathroom, kitchen dining area, study nook and porch, air-conditioning.

## MACHINERY SHED

Built in 1990. 3-bay, powered, earth floor (180 sq m) steel frame with trimdeck zincalume sheeting on three sides and the roof. Gates to the front of the shed.



Cottage



Homestead



Machinery Shed

# STRUCTURAL IMPROVEMENTS

## **CATTLE YARDS – MAIN**

500 head capacity, 58 panels of 3 steel rails and 3 cables, 26 panels of 5 steel rails on steel posts, 73 panels of 4 round timber on round timber posts partially reinforced with portable panels. 8-way draft, head bail, calf crush and branding cradle, 13 metre concrete dip, new cooler yard, steel loading ramp and sprinkler system and two water troughs. A separate sand yard is also attached to the main yards.

## **BACK VALLEY YARDS**

400 head capacity with steel panels and round timber posts, 6-way draft with race and Warwick vet crush, Calf cradle and race, steel loading ramp, water connected with a 13,500-litre poly tank and concrete water trough.

## **BACKGROUND FEEDLOT**

The feed yards are located on the southeastern side of the main cattle yards. They comprise of 4 individual pens with two concrete bunks, one 66 mtrs and one 84 mtrs. Each one of the pens has water and access to outside grass paddocks. A feeding bay and molasses tank is conveniently located to the yards for efficiency.



Back Gully Yards



## WATER

### MT HELMET

The property is watered by 6 equipped bores with two reticulation systems, There are a further 5 bores that are not equipped or not currently in use.

#### Equipped Bores

House: 30 mtr 4,500 LPH – electric mono.

Solar Bore: 30 mtr solar equipped in use.

Spring Creek: 30 mtr 4,500LPH Solar Sub.

Bills: 120 mtr 29,500 LPH Solar Sub.

Ted's: (Bull Paddock) 30 mtr mono Honda jet pump.

White Hill: 30 mtr 13,500LPH equipped bore.

With two watering systems all the front country bores are linked, and the all the back valley bores are linked including the Pocket bore.

#### Non-Equipped Bores

Red Rock: 30 mtr not equipped connected to peach.

Mt Elizabeth: 45 mtr 4,500 LPH not equipped.

Peach Tree: 30 mtr equipped.

Windmill: 30 mtr working not equipped.

Lime: not equipped.

#### Creeks & Springs

Stoney Creek; semi permanent water holes.

Spring Creek: semi permanent springs.

Browns Creek: wet season flow.

Wayne's and Prominade semi permanent springs.

### POCKET

Pocket bore : 30 mtr, 4,500 LPH, 8 solar panels supplies 22,500L tank to 10 troughs. This bore is linked to Mt Helmet back valley bores.

Stoney Creek: Permanent spring water hole.



Pocket Gateway

## FENCING

### MT HELMET

#### Boundary Fencing

- Mt Spencer : 14-year-old with 4 barb on wooden posts and 2 steel post spacings
- Birtley and Wurba Road: 17-year-old 4 barb on wooden posts and 2 steel post spacings
- Cooya / Stoney Creek: 16-year-old with 4 barb on wooden posts and 2 steel post spacings
- Minerva Mine: Near new section approx. one third of the fence with 4 barb on wooden posts and 2 steel post spacings, 1 x third of older fencing on the range, the balance is a good solid 4 barb fence on wooden posts with 2 steel post spacings

#### Internal Fencing

Mt Helmet is fenced into 22 main paddocks with a central laneway system and holding paddocks. The internal fencing is in good order and comprises of 4 barb on wooden posts with 2 steel pos spacings. 3 kms of new internal fencing has recently been completed. Scattered older sections include 3 barb on wooden posts. Overall, the fencing is in good order..

### POCKET

#### Boundary Fencing

New boundary fence constructed 2021 with 4 barb on wooden posts with 2 steel post spacings.

#### Internal Fencing

New internal fencing throughout constructed 2021, into 3 main grazing paddocks and 1 holding paddock, with new steel gateways.





*Mt Helmet*



*Mt Helmet & Pocket*

# MT HELMET & POCKET

1463 Wurba Road,  
Springsure QLD 4722  
5,502.5 Hectares  
(13,244.6 Acres)

2444 Birtley Road,  
Springsure QLD 4722  
5,502.5 Hectares  
(13,594.1 Acres)

STONY  
CREEK  
167

## Helmet & Pocket

- |  |           |  |                                 |
|--|-----------|--|---------------------------------|
|  | House     |  | Paddock name                    |
|  | Shed      |  | Paddock area (approx. hectares) |
|  | Bore      |  | Contour height (metres)         |
|  | Tank      |  | Contour                         |
|  | Trough    |  | Watercourse                     |
|  | Waterhole |  | Natural boundary                |
|  | Yard      |  | Powerline                       |
|  | Fence     |  | Property track                  |
|  | Road      |  |                                 |

POCKET  
361

BOTTOM  
434

BOTTOM SPRING CREEK  
858

ELIZABETH  
188

MT HELMET  
368

PROMENADE  
140

LIME  
246

TEDS  
91

HOLDING  
145

TOP SPRING CREEK  
513

SUNSET  
288

ELIZABETH HILLS  
807

SOLAR  
152

JACKSON  
388

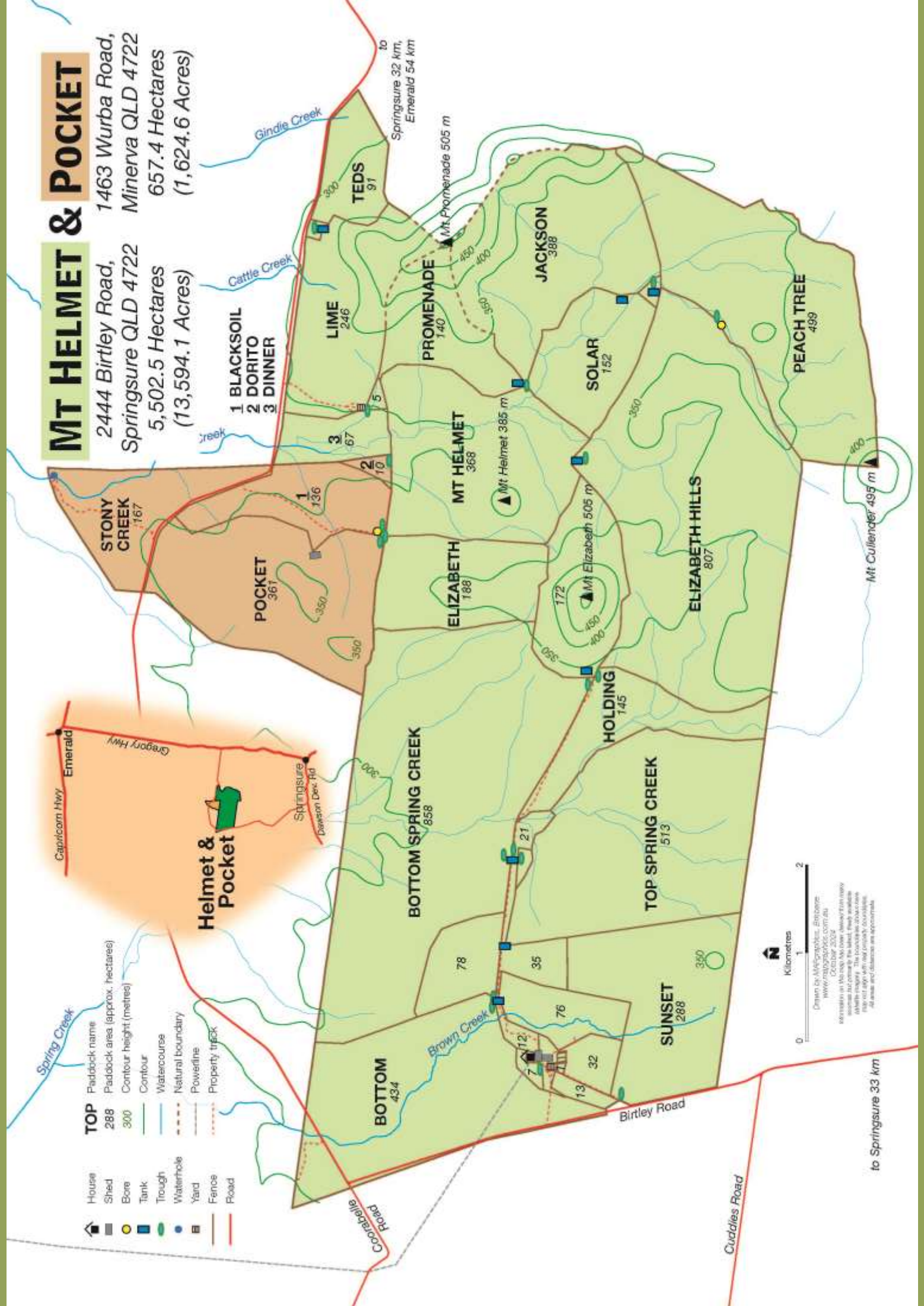
PEACH TREE  
499

Mt Cullender 495 m

to Springsure 33 km



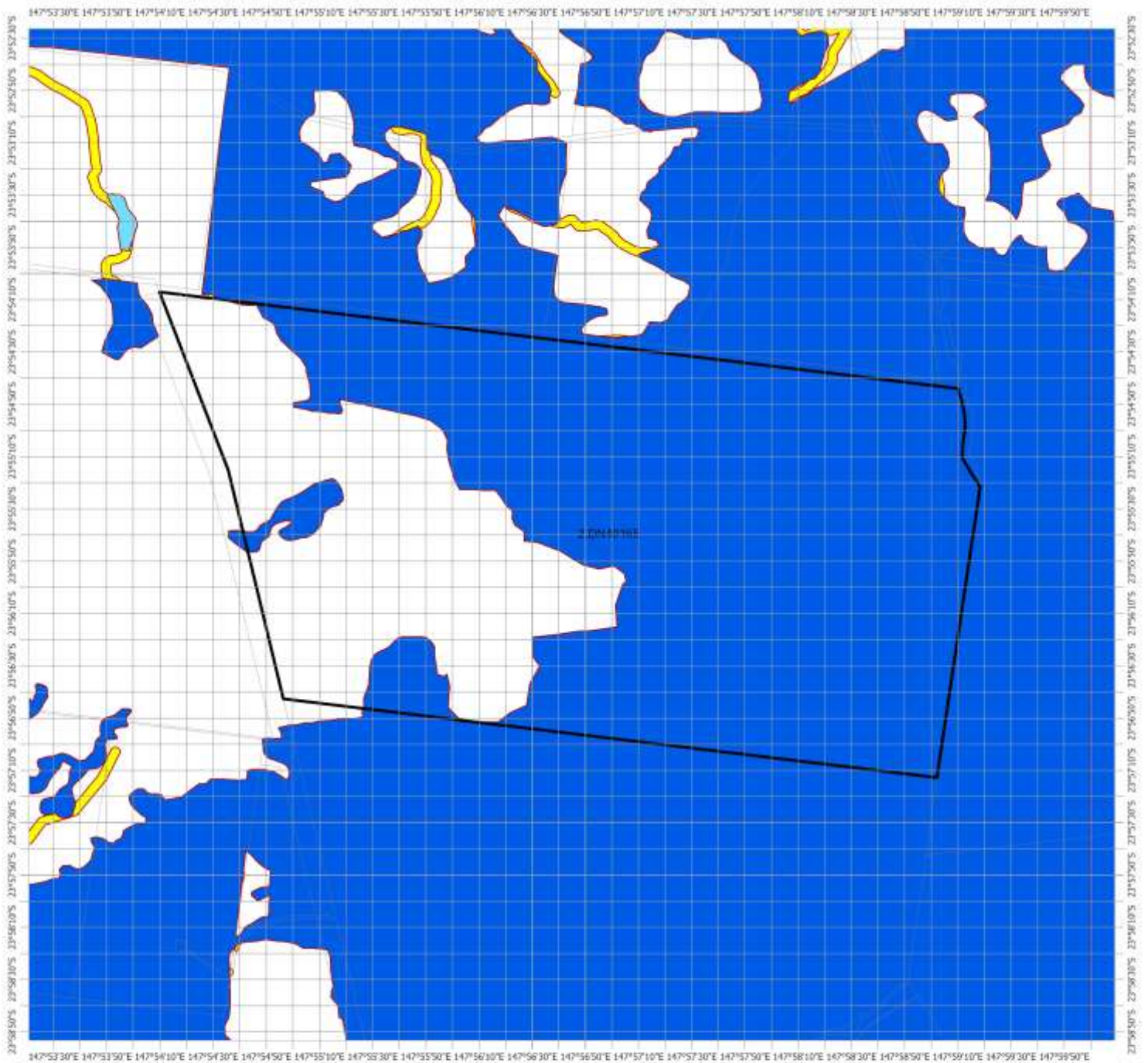
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October 2004  
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# Location Map



**Mt Helmet / Pocket**



## Regulated Vegetation Management Map

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan



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### Disclaimer:

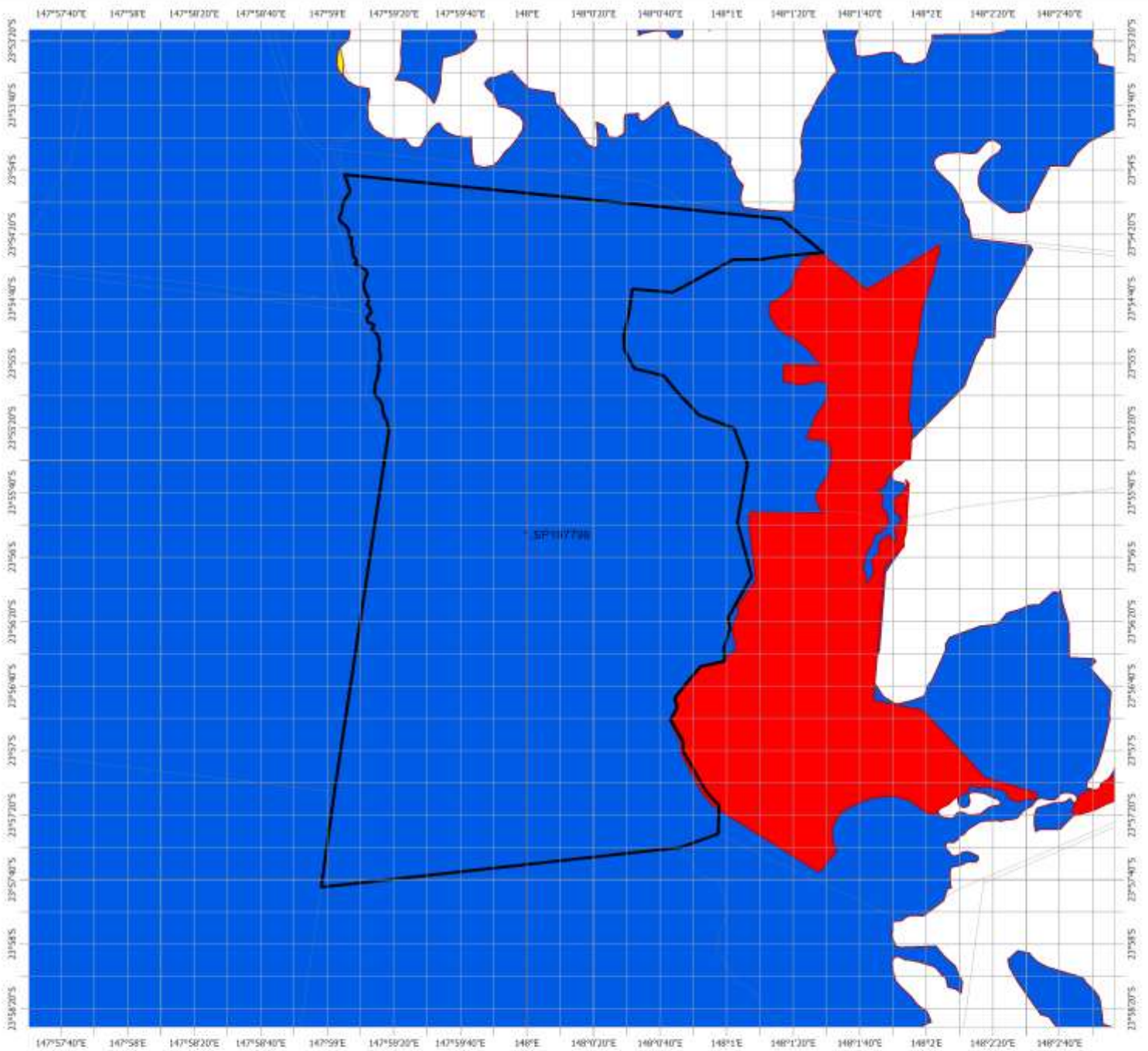
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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: [www.resources.qld.gov.au](http://www.resources.qld.gov.au) or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



## Regulated Vegetation Management Map

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan



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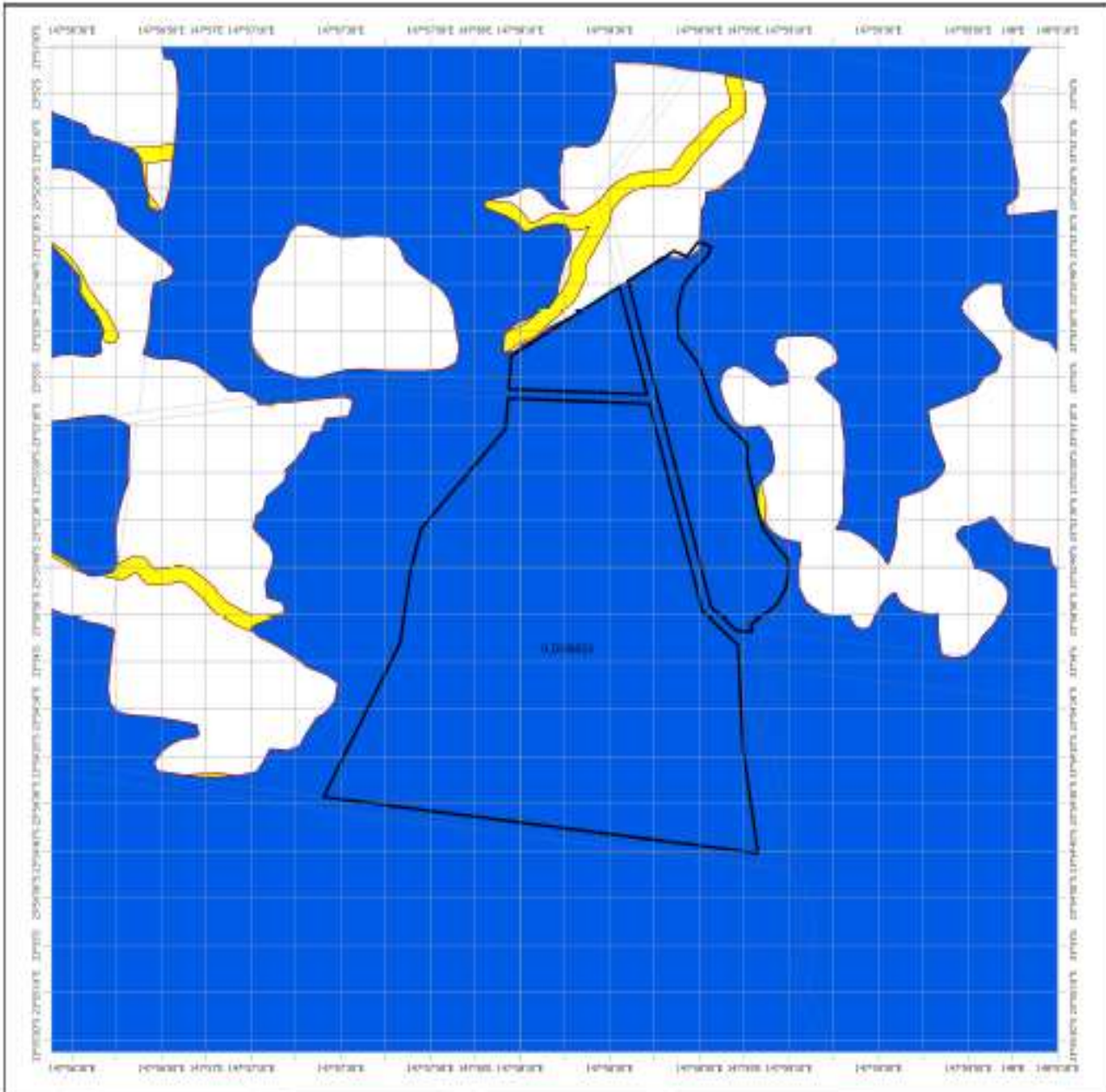
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### Regulated Vegetation Management Map

- Category A area (Vegetable offset/compliance reserves/Deco)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category B area (Reel regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
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Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMWs are included as they are approved.



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



089879-002925-1/1P-BD 043 4722

Mr R S Wilson & Mrs J A Wilson  
 Mt Helmet  
 MS 75 2444 Birtley Road  
 SPRINGSURE QLD 4722

ASSESSMENT NO: 25530  
 DEBTOR NO: 14799  
 DATE OF ISSUE: 03/09/2024  
**1st HALF DUE DATE: 04/10/2024**  
 VALUATION: \$5,800,000  
 VALUATION DATE: 01/10/2023

### Property Location and Description:

2444 Birtley Road SPRINGSURE QLD 4722  
 Lot 2 DN40165, Lot 1 SP197799

### Summary of Charges

Description	Units	Yearly	Half Yearly
1st Half Rates and Charges			
State Emergency & Fire Levy: Cat. E-2	1	119.00	\$59.50
Rural Land	5800000	0.008191	\$8,463.26*
Waste Management Rural Other	1	83.00	\$41.50
* Capping on the General Rate has been applied			
TOTAL 1st HALF RATES & CHARGES PAYABLE			\$8,564.26
Discount if payment made by 1st Half Due Date			\$425.24
TOTAL PAYMENT IF DISCOUNT APPLIES			<u>\$8,139.02</u>

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	\$8,564.26	\$425.24	\$8,139.02



Bill Code: 314765  
 Reference No: 501479900255308

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



Billpay code: 4197  
 Ref: 5014 7990 0255 308



4197 501479900255308

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

ASSESSMENT NO. 25530  
 DEBTOR NO. 14799  
 NAME Mr R S Wilson & Mrs J  
 NET AMOUNT DUE \$8,139.02  
 1st Half Due Date 04/10/2024  
 PAYMENT REFERENCE 501479900255308

Return this portion if paying by mail

Please tick if receipt required





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



098879-004343-1/1P-BD 043 4722

Mr Scott A Bogle & Mrs Katie A Bogle  
 Mt Helmet  
 2444 Birtley Road  
 SPRINGSURE QLD 4722

ASSESSMENT NO: 29483  
 DEBTOR NO: 34648  
 DATE OF ISSUE: 03/09/2024  
**1st HALF DUE DATE: 04/10/2024**  
 VALUATION: \$1,150,000  
 VALUATION DATE: 01/10/2023

**Property Location and Description:**

1463 Wurba Road SPRINGSURE QLD 4722  
 Lot 9 DSN824


**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
Rural Land	1150000	0.008191	\$1,722.87*
Waste Management Rural	1	237.00	\$118.50
* Capping on the General Rate has been applied			
TOTAL 1st HALF RATES & CHARGES PAYABLE			\$1,855.97
Discount if payment made by 1st Half Due Date			\$92.07
TOTAL PAYMENT IF DISCOUNT APPLIES			<u>\$1,763.90</u>

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	\$1,855.97	\$92.07	\$1,763.90

 **Bill Code: 314765**  
**Reference No: 503464800294837**

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

 Billpay code: 4197  
 Ref: 5034 6480 0294 837

   
 4197 503464800294837

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

ASSESSMENT NO. 29483  
 DEBTOR NO. 34648  
 NAME Mr Scott A Bogle & Mr  
 NET AMOUNT DUE \$1,763.90  
 1st Half Due Date 04/10/2024  
 PAYMENT REFERENCE 503464800294837

# Disclaimer

This Memorandum has been prepared for the Vendors of Mt Helmet & Pocket, Reference to the Vendors includes to their servants, officers, employees and any person purporting to act on behalf of them. The term 'Agent' refers to Buckleys Rural Property in conjunction with CountryCo and includes their servants, officers, employees and any person purporting to act on behalf of them. The contents of this report are believed to be accurate. However, because information in this publication and other verbal or written information given in respect of the property ('information') may be inaccurate or incomplete, intending purchasers should note that: The property and assets are sold in an 'as is/where is' condition (that is, in their present condition and subject to all legal and physical defects). No assurance is given by the Vendor, the Agent or any of their respective officers or employees or consultants that any information is accurate, complete or balanced. You should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, enquiries, surveys and searches. Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property. Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representation or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property. If you make any offer or sign a contract for the property, you will be taken to be not relying on any information (unless otherwise agreed in a written contract with the Vendor). No person is authorised to give information other than the information in this Memorandum. Any information given will not form part of the contract. Nothing in this publication should be taken as a recommendation with respect to the assets or any other matter. Subject to any law to the contrary, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to this Memorandum and the sale of the properties are excluded, and the Vendor and the Agent disclaim all liability to the maximum extent permitted by law. Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith. Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information in this Memorandum.

# AGENTS' COMMENTS

The Mt Helmet aggregation offers the opportunity to acquire a substantial, freehold property in a very tightly-held area of Central Queensland located in proximity to Springsure and Emerald. With options to breed, fatten and background cattle close to major selling centres and export meatworks.



Use the QR code to view a video of the property.



**Countryco**

**Greg Hardgrave**  
0418 759 267



**David Buckley**  
0448 010 162