



Countryco

SULLIVAN
RURAL



AUCTION

Rockland Spring

5305 Blackwater Rolleston Road, Comet, Qld 4702

Highly developed, extremely well-watered scrub pastures with an emphasis on improved pastures (Buffel, Progardes, Creeping Blue Grass, Seca, Caatinga Stylo) in an area rarely offered on the open market.

AUCTION DATE

11.00 AM – FRIDAY 19 APRIL 2024 IF NOT SOLD PRIOR
AT MAYFAIR TAVERN, EMERALD QLD

TO BE SOLD WI / WO. DETAILS TO BE ADVISED.

LOCATION

Rockland Spring is located on the Blackwater Rolleston Road.

The homestead is 56 km south of Blackwater and 72 km north of Rolleston.

Blackwater (56 km) is the nearest service centre and provides most services.

Major services are available at Emerald (115 km) and Rockhampton (225 km).

The North Rolleston School Bus service to Rolleston State School picks up 10 km from the homestead. There are Higher Education services at both Blackwater and Emerald.

There is a twice-weekly mail service.

Saleyard Facilities are located at Emerald (115 km) and Gracemere / Rockhampton (220 km). Export Abattoirs at Rockhampton and Biloela.

CARRYING CAPACITY

3,500 adult equivalent.

AREA AND TENURE

- Total Area – 10,210.2 hectares (25,230 acres) Freehold.
- Lot 8 Ht 219 Parish of Ballamoo, County of Humbolt.
- Central Highlands Regional Council Rates approx. \$11,750.00 per ½ year.

COUNTRY

Rockland Spring is situated in an area (Blackwater, Rolleston & Comet) renowned for first-class Developed Scrub.

Rockland Spring comprises:

- Approx. 6,220 hectares (15,360 acres) are principally well-developed scrub pastures covered with Buffel, Progardes, Creeping Blue Grass, Seca and Caatinga Stylo, and areas of Green Panic.
- Approx. 3,000 hectares (7,410 acres) of light sandy tableland country covered with native grasses and a thick infusion of Seca, Wynn Cassia, and Buffel.
- 500 hectares (1,235 acres) are partially escarpment country, forming a natural barrier to the east, i.e., the Shotover Range and the Blackdown National Park.
- Balance 500 hectares (1,235 acres) very light and, in places, steep sloping country running from small areas of Spinifex, Lancewood to areas of Ironbark, which in places has good strands of Wynn Cassia, Seca, and Buffel.



SUMMARY OF LAND TYPES AND IMPROVEMENTS

- 6,200 hectares (15,360 acres) Developed Scrub Pastures (Brigalow and Blackbutt Country).
 - 3,000 hectares (7,410 acres) Developed Tableland Country (Ironbark, Wattle, intersected with scrub areas and the odd Bottletree).
 - 500 hectares (1,235 acres) Lancewood forest, areas of Spinifex and Ironbark.
 - 500 hectares (1,235 acres) Escarpment Country.
-
- Approx. 1,619 hectares (4,000 acres) double-ripped (3 years prior).
 - Approx. 607 hectares (1,500 acres) of which 50% is double-ripped and 50% is single-ripped (4 years prior).
 - Approx. 1,093 hectares (2,700 acres) single-ripped (2 years prior).

All this country has been seeded with Progardes, Creeping Blue, Seca and Caatinga Stylo, with a tremendous result.



Rockland Spring

STRUCTURAL IMPROVEMENTS

HOMESTEAD

The HardiePlank homestead was built in 1969, with additions/renovations completed in 1981.

The renovations now see the homestead comprising a master bedroom with ensuite, plus 3 additional bedrooms. It also has a full family bathroom, stylish kitchen, lounge, dining room, office, rumpus room and laundry.

The homestead is air-conditioned throughout. There is a deck overlooking the pool, a 2-car garage, a cold room, and a tennis court.



COTTAGE

A separate solid timber cottage comprises 3 air-conditioned bedrooms, bathroom, kitchen, lounge, laundry and a large covered deck.

DONGA

The donga, suitable for guests, has 2 bedrooms, bathroom, kitchenette and covered patio. Fully air-conditioned.

WORKSHOP SHED

Built in 1968. 2-bay, powered, fully concreted (7 m x 12.5 m) steel framed with iron sheeting, plumbed with water.

YARD SHED

Built in 1990. 7.5 m x 18 m steel frame with Iron sheeting, fully concreted with power and water tank.

MACHINERY / GARAGE SHED

Built in 2017. 3-bay 18 m x 11 m steel frame with Iron sheeting. Fully concreted floor, with commodity walls.

COTTON SEED SHED

Built in 2017. 3-bay 7.5 m x 18 m steel frame with Iron sheeting. Fully concreted flooring with commodity walls and plumbed with water.

CATTLE YARDS

The main yards have a curved race and overhead 4-way draft, undercover vet crush and weigh box and a pneumatic Morrissey calf branding cradle. Yard capacity 600 head. There is a second set of yards with 200 head capacity, all steel with CIA head bail.

WATER

Rockland Spring is well watered with numerous dams: 5 significant, 6 fully equipped including 5 solar powered. There is approximately 10 km of 50 mm Blueline poly pipe delivering from these dams.

The spring itself is ponded and reticulates from the north-east corner to the homestead, cottage and yards, covering approximately 8.5 km of new 50 mm Blueline poly. It provides excellent additional stock and potable water.

FENCING

Rockland Spring is divided into 20 substantial paddocks ranging from 180 hectares to 800 hectares. The majority of fencing is 4 barb with maxi steel posts and a small percentage of 3 barb with wooden and steel posts. The fencing is principally first class, with the majority recently upgraded.



Rockland Spring

ROCKLAND SPRING

Blackwater Rolleston Road, Stewarton QLD 4702

23°59'05"S 148°59'22"E

10,210.2 Hectares
(25,230 Acres)

to Blackwater 42 km,
Emerald 115 km,
Gracemere 223 km,
Rockhampton 235 km

BLACKDOWN TABLELAND NATIONAL PARK

- House
- Dam
- Bore
- Tank
- Trough
- Yard
- Airstrip
- BULL** Paddock name
- 23.4 Paddock area (approx. hectares)
- Watercourse
- Water pipeline
- Level, undefined watercourse
- Fence
- Natural boundary
- Legal boundary
- Road
- Property track



Drawn by MAFgraphics, Brisbane
www.mafgraphics.com.au
April 2022
Information on this map has been derived from many sources but primarily the latest freely available satellite imagery. The boundaries shown here may not align with real property boundaries. All areas and distances are approximate.



to Rolleston 61 km

to Blackwater 42 km,
Emerald 115 km,
Gracemere 223 km,
Rockhampton 235 km

ROCKLAND SPRING

Blackwater Rolleston Road, Stewarton QLD 4702

23°59'05"S 148°59'22"E

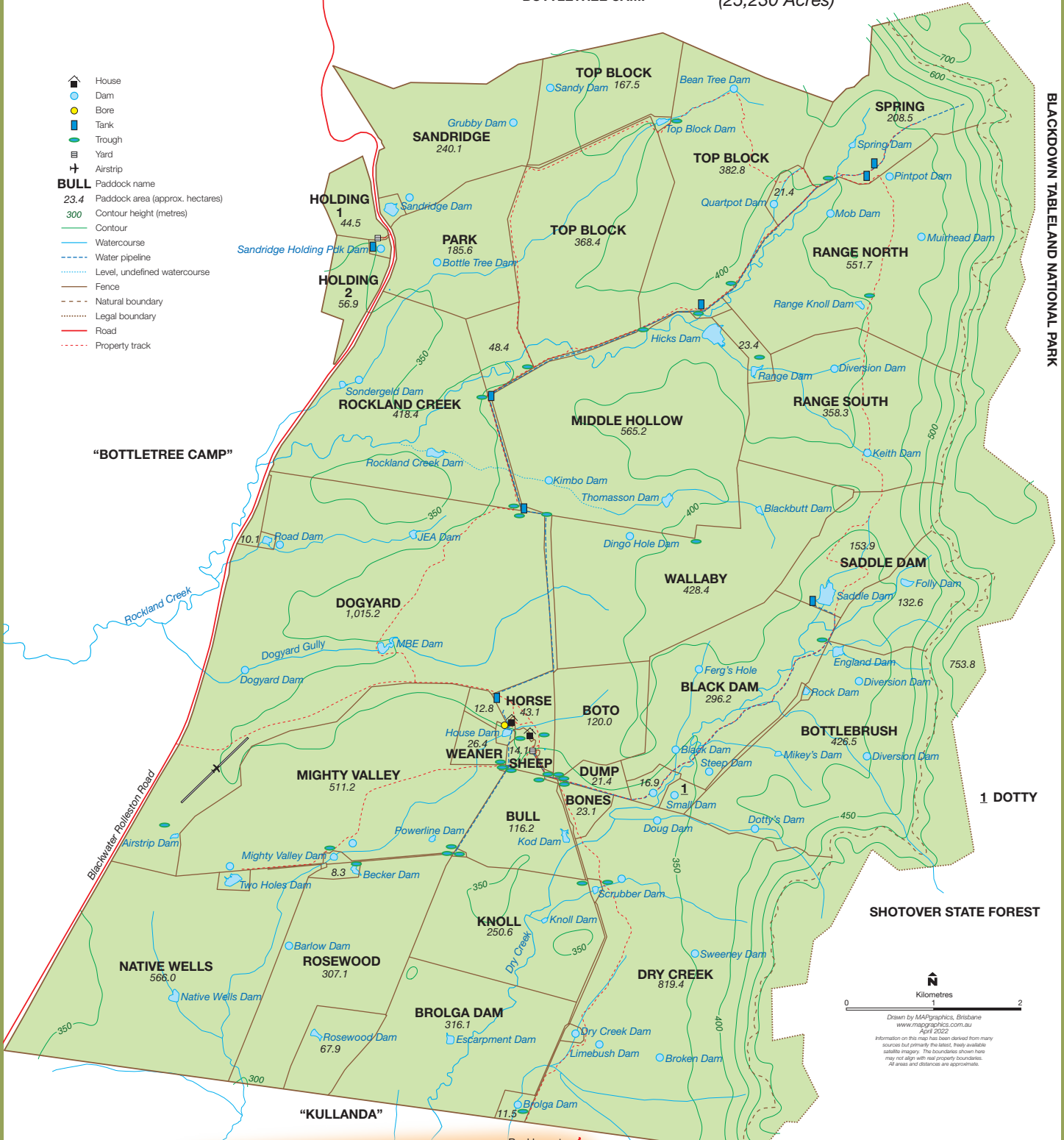
10,210.2 Hectares

(25,230 Acres)

"BOTTLE TREE CAMP"

BLACKDOWN TABLELAND NATIONAL PARK

- House
- Dam
- Bore
- Tank
- Trough
- Yard
- Airstrip
- BULL** Paddock name
- 23.4 Paddock area (approx. hectares)
- 300 Contour height (metres)
- Contour
- Watercourse
- - - Water pipeline
- Level, undefined watercourse
- - - Natural boundary
- Legal boundary
- Road
- - - Property track

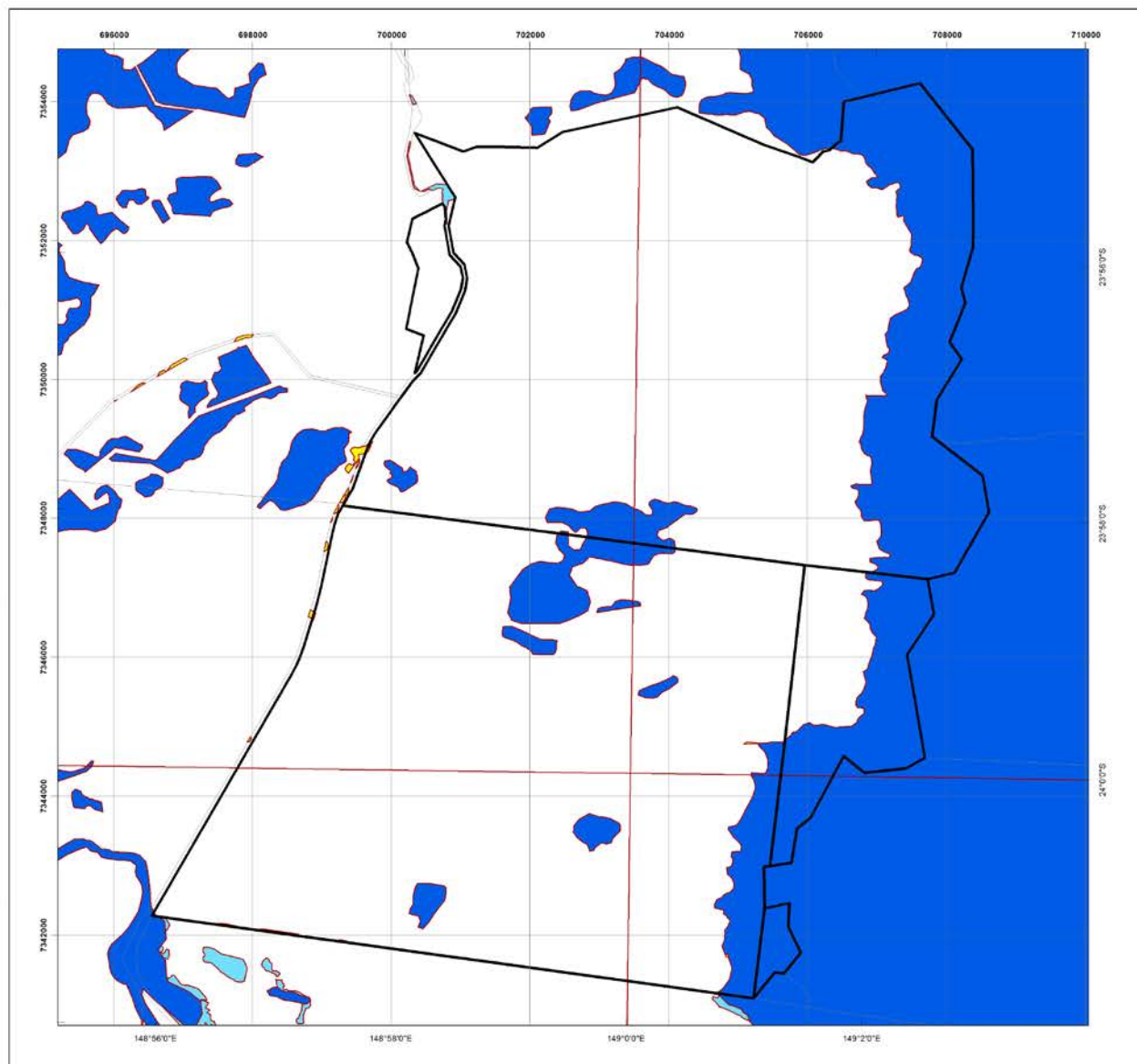


Drawn by MAFgraphics, Brisbane
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April 2002
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to Rolleston 61 km

4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

-  Selected Lot and Plan
-  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



This product is projected into:
GDA 1994 MGA Zone 55

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

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 or contact the Department of Resources.

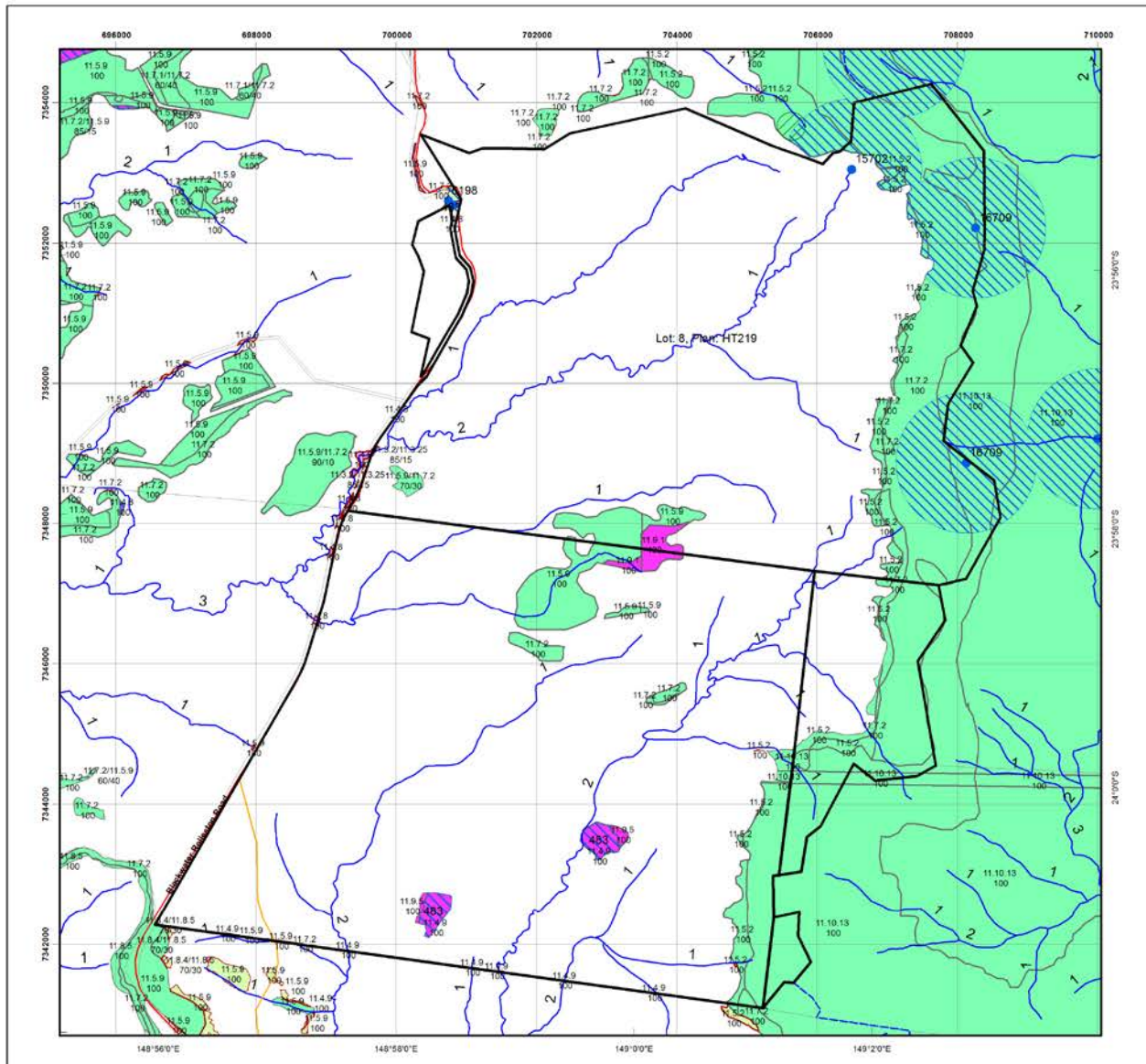
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

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.



4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



0 575 1,150 1,725 2,300 2,875 m

This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.



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



086596-010058-2/2P-BR QLD 4005
 Mr S A Staines
 UNIT 1134 22 Refinery Parade
 NEW FARM QLD 4005

**1st Half Rates Notice
 2023/2024
 FOR THE PERIOD
 01/07/2023 TO 31/12/2023**

ASSESSMENT NO: 25851
 DEBTOR NO: 15080
 DATE OF ISSUE: 28/08/2023
1st HALF DUE DATE: 28/09/2023
 VALUATION: \$2,500,000
 VALUATION DATE: 01/10/2020

Property Location and Description:

Blackwater-Rolleston Road STEWARTON QLD 4702
 Lot 8 HT219

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	2500000	0.008191	\$7,858.74*
Waste Management Rural Other	1	78.00	\$39.00
* Capping on the General Rate has been applied			
TOTAL 1st HALF RATES & CHARGES PAYABLE			\$7,957.24
Discount if payment made by 1st Half Due Date			\$394.89
TOTAL PAYMENT IF DISCOUNT APPLIES			\$7,562.35

31/08
 AIN 906902

Please Note: Any payments received after 21/08/2023 have not been included in this Notice. Council has received a payment of \$958,864 from the State Government to mitigate the direct impacts of the State Waste Levy on household in the 2023/24 financial year.

Where arrears are reflected on this notice interest is compounded at 8.00% 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 30 days. (Conditions apply see reverse)	Due Date	Gross Amount	Discount	Net Total Payable
	28/09/2023	\$7,957.24	\$394.89	\$7,562.35 ✓



Bill Code: 314765
 Reference No: 501508000258513

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



Billpay code: 4197
 Ref: 5015 0800 0258 513



4197 501508000258513

ASSESSMENT NO. 25851
 DEBTOR NO. 15080
 NAME Mr S A Staines
 NET AMOUNT DUE \$7,562.35
 1st Half Due Date 28/09/2023
 PAYMENT REFERENCE 501508000258513

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
 2023/2024
 FOR THE PERIOD
 01/07/2023 TO 31/12/2023**



086596-010058-1/2P-BR QLD 4005
 Mr S A Staines
 UNIT 1134 22 Refinery Parade
 NEW FARM QLD 4005

ASSESSMENT NO: 18381
 DEBTOR NO: 13805
 DATE OF ISSUE: 28/08/2023
1st HALF DUE DATE: 28/09/2023
 VALUATION: \$1,400,000
 VALUATION DATE: 01/10/2020

Property Location and Description:

Ardurad Road BLACKDOWN QLD 4702
 Lot 8 HT219

Summary of Charges
 Description

Description	Units	Yearly	Half Yearly
1st Half Rates and Charges			
State Emergency & Fire Levy: Cat. E-2	1	119.00	\$59.50
Rural Land	1400000	0.008191	\$4,292.07*
Waste Management Rural Other	1	78.00	\$39.00

* Capping on the General Rate has been applied

TOTAL 1st HALF RATES & CHARGES PAYABLE \$4,390.57
 Discount if payment made by 1st Half Due Date \$216.55
TOTAL PAYMENT IF DISCOUNT APPLIES \$4,174.02

31/08
 RN 907771

Please Note: Any payments received after 21/08/2023 have not been included in this Notice. Council has received a payment of \$958,864 from the State Government to mitigate the direct impacts of the State Waste Levy on household in the 2023/24 financial year.

Where arrears are reflected on this notice interest is compounded at 8.00% 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 30 days. (Conditions apply see reverse)	Due Date	Gross Amount	Discount	Net Total Payable
	28/09/2023	\$4,390.57	\$216.55	\$4,174.02



Bill Code: 314765
 Reference No: 501380500183819

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



Billpay code: 4197
 Ref: 5013 8050 0183 819



4197 501380500183819

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

ASSESSMENT NO. 18381
 DEBTOR NO. 13805
 NAME Mr S A Staines
 NET AMOUNT DUE \$4,174.02
 1st Half Due Date 28/09/2023
 PAYMENT REFERENCE 501380500183819

Return this portion if paying by mail

Please tick if receipt required

AGENTS' COMMENTS

Rockland Spring presents an outstanding opportunity to acquire a substantial, balanced and highly developed freehold property in a very tightly-held area of Central Queensland. The spring is a huge asset, fully utilised throughout the holding. The location on all-weather roads to major towns and selling centres adds to its value.



Use the QR code to view a video of the property or go to:
<https://youtu.be/F2iOQOSIY3U>



Countryco

BLACKWATER

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Mick Hardgrave
0409 494 549

SULLIVAN
RURAL

SYDNEY

John Sullivan
0400 166 700

Rockland Spring