

SPRING CREEK STATION

LAKELAND, NORTH QUEENSLAND 4871



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Video

FOR SALE BY AUCTION - 22 MAY 2025



Offers Prior to Auction Will Be Considered



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For further information, please contact:



David Buckley

0448 010 162

livestock@agribz.com.au

INTRODUCTION

Buckley's Rural Property & Livestock
Offer for Sale "Spring Creek" Station
by Auction on the 22nd May 2025

**Venue : - Pullman Cairns International Hotel
17 Abbott Street Cairns: 11.00 AM**

The purpose of this Information Memorandum is to provide an overview of Spring Creek Station to those parties interested in its purchase. Spring Creek is located in the Lakeland district of North Qld. The property offers flexibility to target all livestock markets with added potential to produce fodder and crops with a 498-meg water license. The improvements are adequate for the location with an open plan air-condition 2-bedroom liveable steel shed, large kitchen and additional caravan accommodation. Steel cattle yards, Slaughterhouse with cool room and freezer room with single phase power and a backup generator. An 800-metre air strip is adjacent the main complex. The property is well fenced and watered with numerous permanent springs and semi-permanent water holes and established bores. With rural power and a sealed road to the front gate the property represents a great opportunity as a starter block, lifestyle getaway, or a well-located depot for Cape York producers to southern markets.

Property Details

Area & Tenure

Area 3,045.2 ha - 7,524.68 acres

Freehold

Lot 4 SP262070 -2,943 ha - 7,272.153 acres

Lot 2 SP231861 - 102.2 ha - 252.53 acres

Property Address

Spring Creek Station - O Peninsula
Developmental Rd, Lakeland, Qld 4871

Location

Spring Creek Station has sealed road frontage
and is 23 kms north west of Lakeland on the
Peninsula Developmental Road

Mareeba - 209 kms : Cairns - 271 kms

Cooktown - 101 kms : Townsville - 593 kms

Local Services

Lakeland Roadhouse offers fuel-food
Lakeland Hotel Motel offers meals and
accommodation. Cook Shire Council library
Cape York Family Centre : Caravan Park

Property Details

Local Authority

Cook Shire

Tenure

Freehold

Zoning

Rural

Plan & Title

Lot 4 SP262070 - Title Reference 50973031

Lot 2 SP231861 - Title Reference 50867119

Area

Lot 4 - 2,943 ha - 7,272.153 acres

Lot 2 - 102 ha - 252.042 acres

Total Area 3,045 ha - 7,524.195 acres

Water Licenses

Lot 2 SP231861 - 102 Meg - 608540

Lot 4 SP262070 - 390 Meg - 607779

Rainfall

Bureau of Meteorology historical rainfall charts indicates the property is located within an area with an annual rainfall of 950 millimeters.

Rural Power

Mains Power is connected with single phase.

Rates

Cook Shire Council Half Year \$2,047.44

Property Details

Topography

Lot 2 is mainly near level to gently sloping with frontage to Spring Creek on the rear boundary intersected by a seasonal creek.

Lot 4 has a gently to moderately undulating rise to hill and ridge line in the central section of the property. With frontage to Spring Creek on the eastern boundary and Ninda Creek inside the western boundary.

Summary of Country

Red arable soils - cleared grazing country 240 ha - 594 acres
Mixed grazing soils - open forest country 2,805 ha - 6,931 acres

Soil

Shallow red to brown soils under the vegetated areas with good quality deeper red soils in the cleared country.

Timber

Open forest woodland timbered with box, gum, bloodwood and narrow leaf ironbark.

Grasses

Pastures include a high percentage of seca and stylos, braecharia, spear, win cassia, with the presence on Grader Grass.

Paddocks

Spring Creek is subdivided into 10 paddocks

Ninda Creek - Portion of Cat X - Ninda Creek permanent water.

Big Middle - Portion Cat X - 2 dams - water square to front paddocks - bore with 396 meg.

Slaughter - buildings out to the road. Cat X Power Pole & Transformer.

Cultivation - Cat X- Front paddock- bore- with 102 meg license.

Spring Creek - bore with solar pump to water square- seasonal creek water.

Crocodile - with dam and joins water square with bore water.

Yard - Seasonal creek water as well as bore water access.

Creek Lane - fenced to include the Reef Gully Generation area.

Air Strip - Portion of Cat X - cleared.

Road - with gully regeneration- Cape York DNR - old dam.

Property Improvements

Fencing

The property is fully boundary fenced with steel post and 4 barb wire. 12 kms of fencing is less than 5 years old, the balance of the fencing is in good condition. All the internal fencing is steel post and 4 barb wire. Overall the fencing is in good condition and well maintained.

Bores & Water

Bore 1 - 62 metre equipped with submersible pump with a pumping capacity of 29,000 litres and hour.

Bore 2 - 29 metres equipped with a solar submersible with pumping capacity of 5,400 litres hour.

Other water improvements include water squares with tanks and troughs plus many permanent and semi permanent water holes.

Buildings

Large livable steel shed approximately 97 square metres.

2 x air-conditioned bedrooms with a bathroom and lounge/dining area. with attached carport.

Kitchen includes double sink, electric upright stove - laminated bench tops and cupboards a large steel skillion on the western side of the building for shade from the western sun.

Steel machinery shed - 3 bay - earth floor 144 square metre. In good condition lockable container.

Airstrip

800 metre grass airstrip is adjacent to the main complex.

Property Improvements

Slaughter House

The slaughter house was constructed in 2015. With the steel skillion attached it is approximately 151 sq m. The building is on a concrete slab with a steel frame and masonry brick cladding with concrete rendering.

It includes a boning room - hot body room cool room - freezer room . Knocking box with a gantry system - single phase power with a step-up convertor and back up generator- Attached toilet and shower. Loading ramp and yards. All in good condition.

Cattle Yards

400 head capacity yards
Steel post with 5 steel cattle rails
Equipped with a concrete floor race - cattle crush - steel loading ramp.
Undercover work area over crush and race.
Yards are watered via troughs. The yards are in very good condition and are more than adequate to for the scale of the property.

The yards are connected to a lane way system with joining holding paddocks adjacent to the cattle yards, and a lane way connected to the slaughter house.



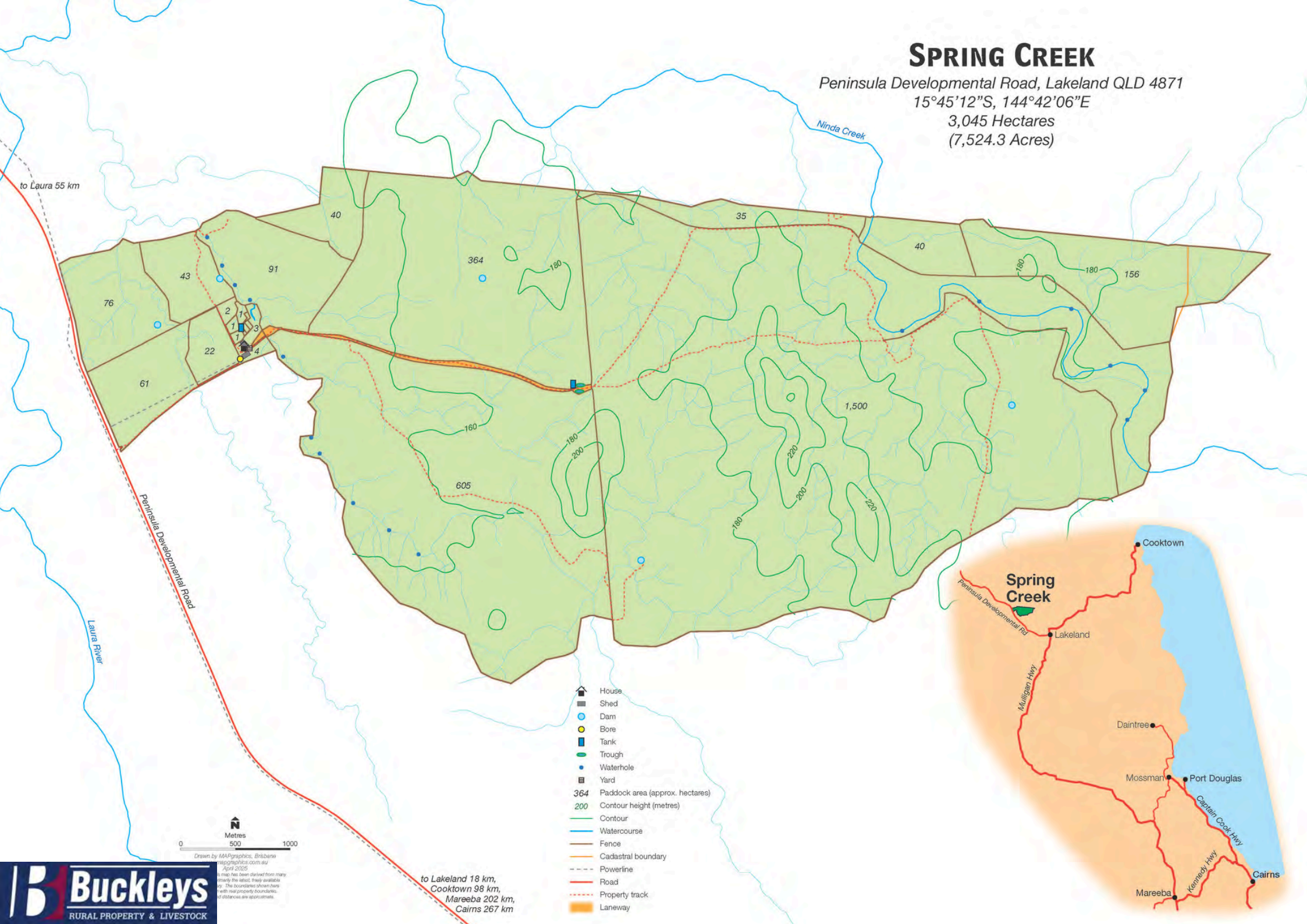
SPRING CREEK

Peninsula Developmental Road, Lakeland QLD 4871

15°45'12"S, 144°42'06"E

3,045 Hectares

(7,524.3 Acres)



to Laura 55 km

Peninsula Developmental Road

Laura River

0 500 1000
Metres

Drawn by MAPgraphics, Brisbane
mapgraphics.com.au
April 2005
This map has been derived from many
sources. The boundaries shown may
not be the latest. They are shown here
for reference only. The boundaries shown
may not be the latest. They are shown here
for reference only. Distances are approximate.

to Lakeland 18 km,
Cooktown 98 km,
Mareeba 202 km,
Cairns 267 km

Spring
Creek

Peninsula Developmental Rd

Mulligan Hwy

Daintree

Mossman

Port Douglas

Mareeba

Kennedy Hwy

Cairns

Cooktown

SPRING CREEK

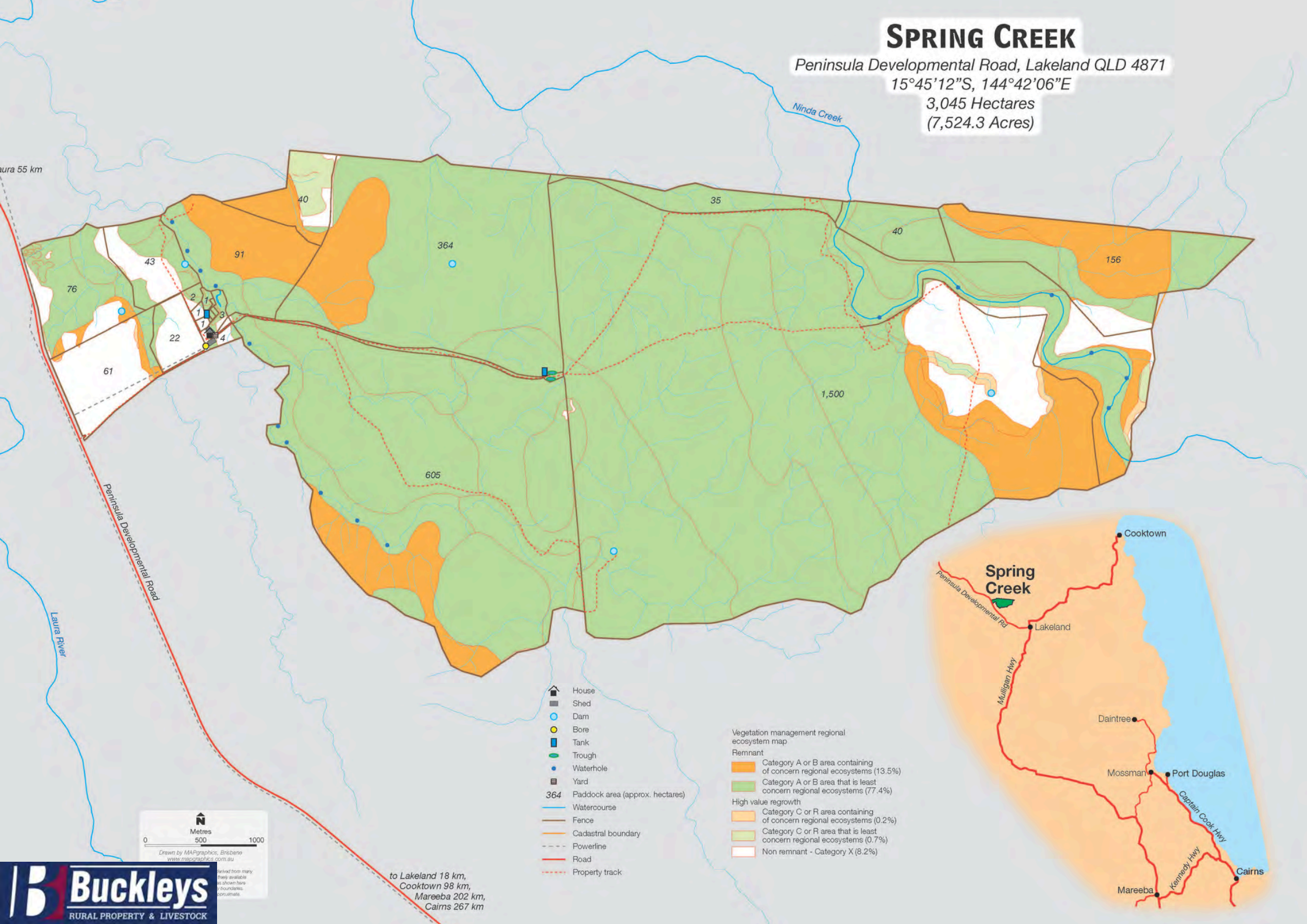
Peninsula Developmental Road, Lakeland QLD 4871

15°45'12"S, 144°42'06"E

3,045 Hectares

(7,524.3 Acres)

Lakeland 55 km



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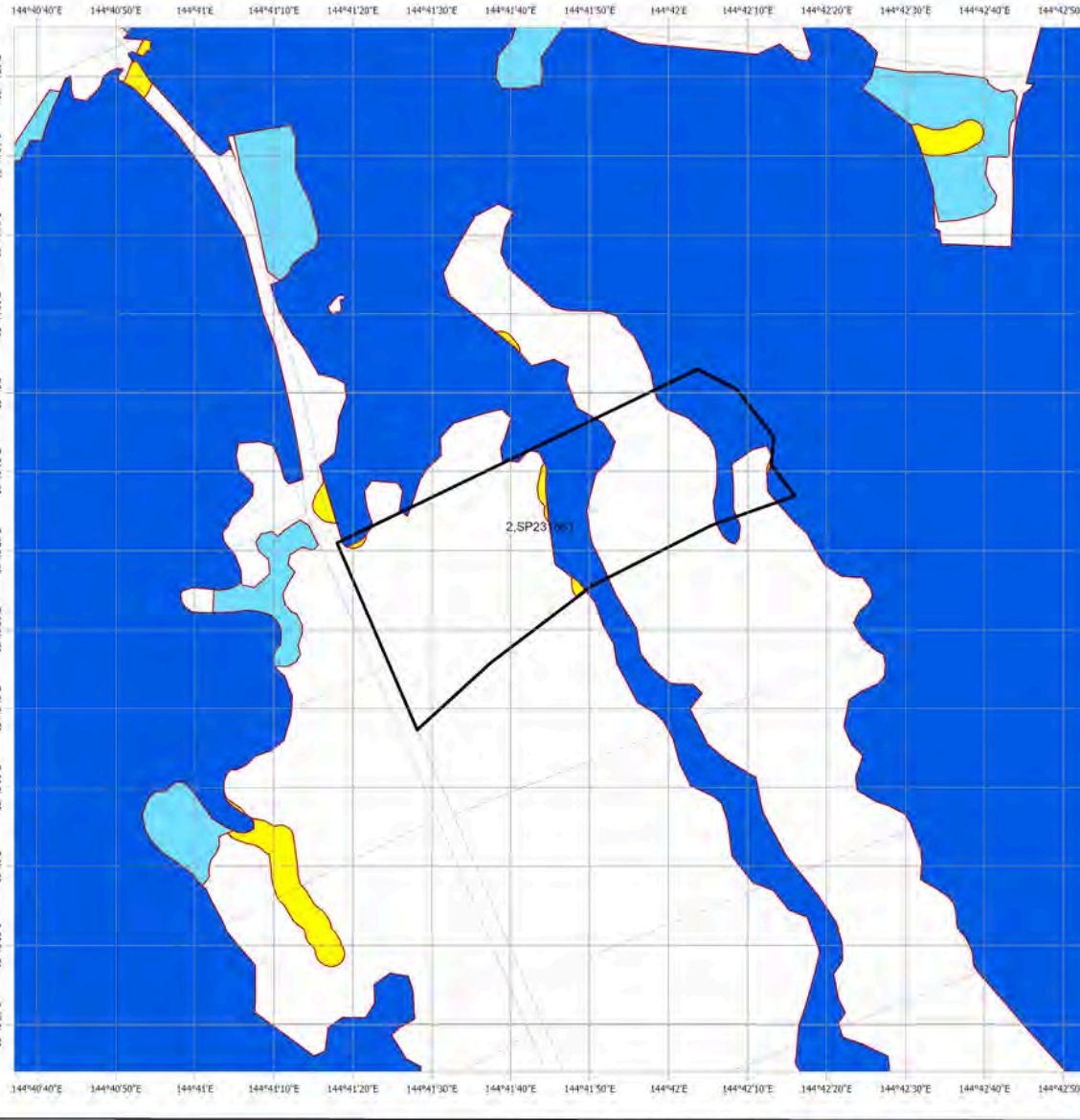
7.9km

3045 ha

838.6m

858.4m

Lot 2 SP231861



Regulated Vegetation Management Map

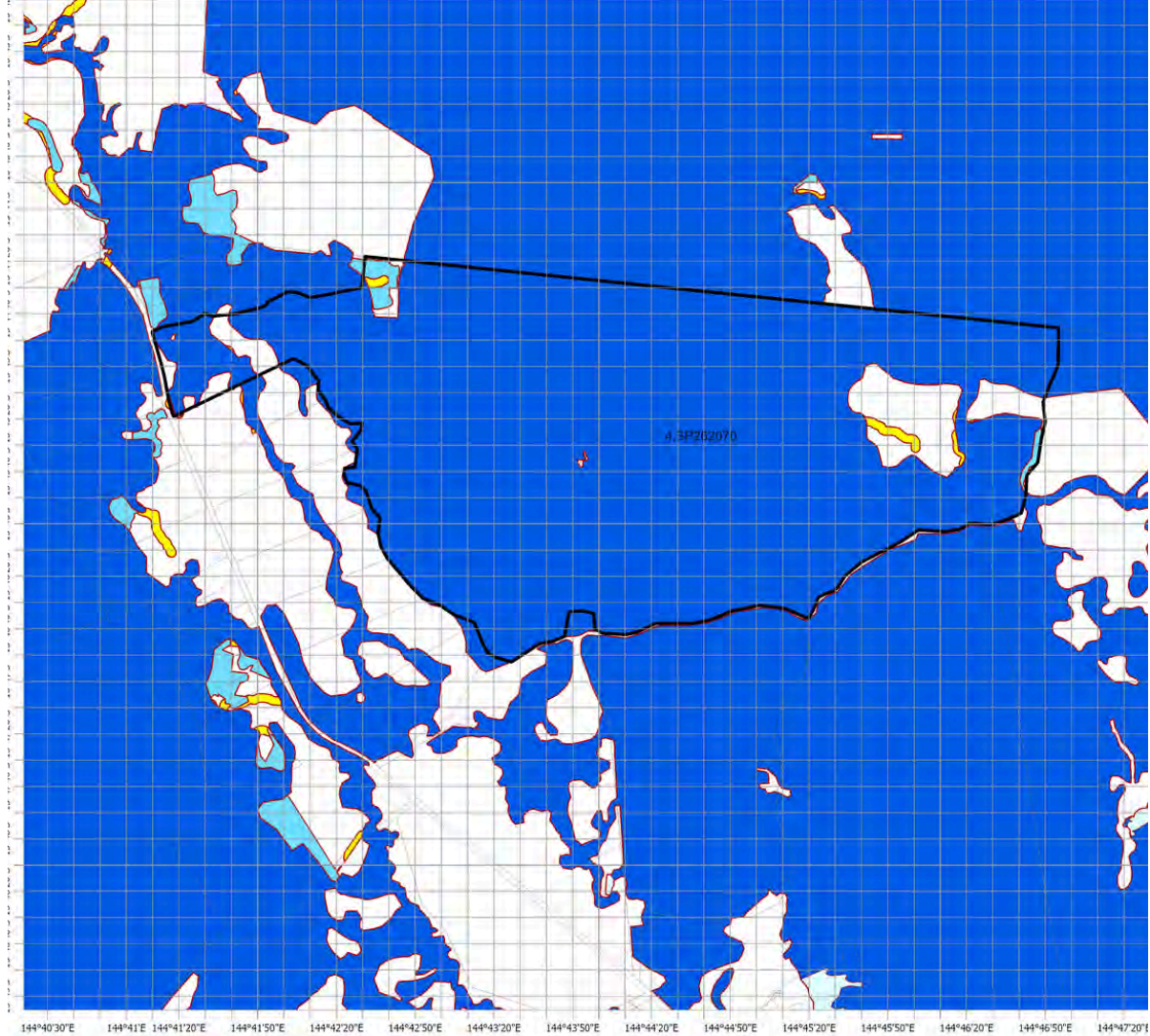


- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water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

Disclaimer:
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Additional information required for the assessment of vegetation is provided in the accompanying "Vegetation Management Supp For further information go to the web site: www.nrm.qld.gov contact the Department of Natural Resources and Mines, Manu and Regional and Rural Development.

Digital data for the regulated vegetation management map is av



Regulated Vegetation Management Map

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Additional information required for the assessment of vegetation is provided in the accompanying "Vegetation Management Support Information". For further information go to the web site: www.nrm.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, Industry, Innovation and Regional and Rural Development.

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

Land parcel boundaries are provided as locational aids only.



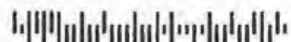
**Cook Shire
COUNCIL**

10 Furneaux Street, PO Box 3 COOKTOWN QLD 4895
Phone: 07 4082 0500 **Fax:** 07 4082 0588 **Email:** rates@cook.qld.gov.au
ABN: 45 425 085 688

RATE NOTICE / TAX INVOICE

(PLEASE RETAIN THIS NOTICE FOR YOUR RECORDS)

044 - 36 - 34



David Clive Witherspoon
& Brooke Lee Witherspoon
Essex Downs
3981 Winton Road
RICHMOND QLD 4822

ASSESSMENT NO.	10043339
RATING YEAR	2023/2024
DATE OF ISSUE	29/08/2023
PAYMENT DUE DATE	27/09/2023
VG VALUATION	\$455000
VG VALUATION DATE	30/06/2021
AREA OF LAND	3045.000 Ha

Property Location and Description: Peninsula Developmental Road LAKELAND Q
Lot 2 SP 231861, Lot 4 SP 262070

Description	Units	Annual Rate/Charge	Amount
Brought Forwards, Payments and Adjustments this year			\$79.41
Summary of Charges for the Period 01/07/2023 to 31/12/2023			
General Rates			
Primary Production - Grazing >=1000Ha	455000.00	0.00802210	\$1825.03
Utilities & Other Charges			
Environmental Levy	2.00	98.20	\$98.20
Waste Operations Levy	2.00	35.30	\$35.30
Emergency Management Levy 2 - Class E	1.00	119.00	\$59.50
Total Rates and Charges (GST included \$0.00)			\$2097.44



DISCOUNT WILL BE ALLOWED IF PAID BY



Due Date	Discount	Net Rates
27/09/2023	-\$50.00	\$2047.44

WATER LICENCE
Water Act 2000



Reference	608540	Expiry Date	30/06/2111
Licensee	BROOKE LEE WITHERSPOON DAVID CLIVE WITHERSPOON		
Authorised Activity	The taking of underground water from Hodgkinson Formation with the point of take under Lot 4 on SP262070. COOK UNDERGROUND WATER MANAGEMENT AREA CAROL CROSSING WATER LICENCE ZONE.		
Authorised Purpose	Any		
Description of Land	Attached to the land described as Lot 4 on SP262070.		
Nominal Entitlement	390 Megalitres		

This water licence is subject to the conditions endorsed hereon or attached hereto.

Given at Mareeba this THIRTY-FIRST day of MAY 2020.

Delegate of the Chief Executive
Department of Natural Resources, Mines and Energy

WATER LICENCE
Water Act 2000



Reference	607779	Expiry Date	30/06/2111
Licensee	BROOKE LEE WITHERSPOON DAVID CLIVE WITHERSPOON		
Authorised Activity	The taking of underground water from Hodgkinson Formation with the point of take under Lot 2 on SP231861. Cook Underground Water Management Area, Carol Crossing Water Licence Zone.		
Authorised Purpose	Any		
Description of Land	Attached to the land described as Lot 2 on SP231861.		
Nominal Entitlement	102 Megalitres		

This water licence is subject to the conditions endorsed hereon or attached hereto.

Given at Mareeba this THIRTY-FIRST day of MAY 2020.

Delegate of the Chief Executive
Department of Natural Resources, Mines and Energy

















AUCTION- Pullman Cairns International

17 - Abbott Street Cairns



For further information, please contact:



David Buckley

0448 010 162

livestock@agribz.com.au

Date: Thursday 22May 2025

Location: Boardroom 2

Time: 11.am

Contact the Selling Agents

David Buckley 0448 010 162

livestock@agribz.com.au

Disclaimer

This Memorandum has been prepared for the Vendors (Spring Creek) 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 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:

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SPRING CREEK STATION

&

SLAUGHTERHOUSE

LAKELAND, NORTH QUEENSLAND 4871



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AUCTION - 22 MAY 2025 -11.am

Pullman Cairns International Hotel