

AUSSIE LAND & LIVESTOCK

Monthly Update



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Spring selling season kicks off with confidence across the Burnett in September

Hello

It's been a milestone month at Aussie Land & Livestock. September not only delivered strong results across our livestock sales and a busy start to the spring real estate market, but it also marked the official launch of our new Residential Division – Aussie Land & Livestock Residential. This exciting expansion allows us to bring the same trusted service we've built in the rural sector into local homes across the North & South Burnett Region.

As always we have a full range of property listings. Take a look below at our newest listings, this month's featured property, and all the highlights from September.

AUSSIE LAND & LIVESTOCK RESIDENTIAL LAUNCH CELEBRATION OFFER

To celebrate the launch of Aussie Land & Livestock Residential, we are waiving our \$900 listing fee for all residential properties in the North or South Burnett region listed between 2.10.25 - 31.12.25!

With a range of marketing packages available to sell your property, we will cover the listing fee which is a direct saving for every homeowner who chooses to sell with us. Plus you will receive the added confidence of working with a trusted local team with professional marketing on every property.

Call today to list your residential property with your preferred Aussie Land & Livestock Agent OR call for more information:

NORTH BURNETT - Lynette Darlington: 0419 700 527

SOUTH BURNETT - Lily Bredhauer: (07) 4162 2233

- Exclusive only to residential listings with Aussie Land & Livestock in the North & South Burnett region.
- Offer valid until for all residential properties listed with Aussie Land & Livestock Residential between 2.10.25 - 31.12.25

AUSSIE LAND & LIVESTOCK RESIDENTIAL

Aussie Land & Livestock is proud to announce the launch of our new Residential division as our team grows to meet the increasing demand for residential properties in the region. Leading the way is **Lynette Darlington**, our experienced Sales Agent based in the Mundubbera office, serving the North Burnett with a strong track record in residential sales. In the South Burnett, **Lily Bredhauer** will be joining the dedicated team ready to assist buyers and sellers with all their residential property needs.

While you can continue to list with any of your preferred agents, we now have two team members dedicated to residential sales in the South and North Burnett areas. This new division is an exciting extension of our already strong presence in livestock, farm, and land sales. Having proudly served the community for over 20 years, we're excited to grow alongside it, delivering the same trusted, first-class service in residential real estate.

Call today to take advantage of our special offer as we celebrate the launch of Aussie Land & Livestock Residential.

Introducing a new chapter in local real estate in the North & South Burnett Region...

**YOUR LAND,
YOUR LIVESTOCK,
YOUR HOME,
OUR EXPERTISE.**



Real Estate Market Trends - September

Prices holding strong – The spring selling season has kicked off with momentum. South Burnett house listings are averaging around \$435,000 (up nearly 18% from last year), while North Burnett houses are sitting closer to \$330,000 (up 22% year-on-year). Affordability remains a drawcard for both owner-occupiers and investors.

Rental market still tight – Vacancies remain low, with South Burnett rents averaging \$450 per week and North Burnett \$350 per week, offering solid yields above 5%, well above capital city averages.

Investor interest growing – With solid yields and more affordable entry points, the Burnett is seeing increased attention from investors looking for buy-and-hold opportunities.

Local confidence is also being supported by new council and state investments, including caravan park divestments and upgrades to the Boyne Burnett Rail Trail, both of which could boost tourism and local amenities.

PROPERTY SALES IN SEPTEMBER:

- ✓ **SOLD** 9 Charles Street, Mundubbera – Sold by Graham Lohse
- ✓ **SOLD** 41 Burnett Street, Kingaroy – Sold by Lily Bredhauer
- ✓ **SOLD** 1278 Top Gurgeena Road, Branch Creek – Sold by Graham Lohse & James Bredhauer
- ✓ **SOLD** 737 Tingoora Charlestown Road, Charlestown – Sold by Justin Almond

NEW PROPERTY LISTING IN SEPTEMBER

As more vendors turn to Aussie Land & Livestock to sell their properties. There are now more property choices across the region:

-  29 Mitchell Street, Monto
-  32 Mahoney Street, Mundubbera – (ALREADY Under contract)

[**VIEW THE FULL LIST OF PROPERTIES HERE**](#)

FEATURED PROPERTY

Windsor Park is a 91.26 ha (225.5 acre) prime farming property just 2.5 km north of Nanango, offering a rare combination of irrigated creek flats, grazing country, and comfortable living. With six registered bores, permanent creek frontage, and a modern irrigation system covering up to 105 acres, water security is a standout feature. The property is well set up for hay production and cattle backgrounding, with quality cattle yards, multiple sheds, and dual residences – including a modern three-bedroom home with solar and a second rental property. Featuring fertile cultivation areas, grazing paddocks, and reliable rainfall, Windsor Park is a turnkey rural enterprise ready for its next chapter.

Get the full details on this featured property here:

[VIEW FEATURED PROPERTY](#)



September Clearing Sale Success

Our recent Aussie Land & Livestock Online Clearing Sale was a great success, attracting a large number of serious registered bidders and strong results, with many lots selling after the auction had ended. Supported by a full-scale marketing campaign, these sales are reaching huge audiences and allowing buyers from outside the region to compete for items.

Stay tuned to our social media channels for updates on the next Online Clearing Sale—and start setting aside any items you'd like to sell. When it comes to clearing sales, trust Aussie Land & Livestock to get your gear sold.



Your Clearing Sale Experts

<https://aussiell.bidsonline.com.au>

LIVESTOCK UPDATE - SEPTEMBER 2025

JAK PRODUCTION SALE – MONDAY THE 1ST OF SEPTEMBER

- A big thank you to the JAK vendors for entrusting ALL to run this year's sale again
- Bell Showgrounds, QLD
- 37 lots of South Devon Bulls & crossbred show steers & females were on offer
- Top price bull was lot 4A for \$8,000
- Lot 37 was the top price calf – sold for \$2,500 to a local show family.

BUNYA BULL SALE – SATURDAY THE 6TH OF SEPTEMBER

- A quality draft of 61 Droughtmaster bulls from 22 vendors were on offer
- 44/61 bulls sold
- Sale Average - \$7,852
- Top price: \$24,000 - Major Independent (PP) (AI) purchased to take on stud duties with Lynsey Park & Sevenell Droughtmaster herds
- Thank you to the vendors for entrusting ALL again for this years sale.

PRIVATE & Paddock SALES

Agents have been busy attending other bull sales around the region, accompanying potential buyers. Our agents attended the following bull & production sales over the end of last month and this month:

- Ayr Charolais Annual Bull Sale – 15/09
- ANC Full French Charolais Bull Sale – 29/08
- Brisbane Valley Santa Gertrudis Sale – 17/09
- Dunlop Santa Gertrudis Sale – 06/09
- Kilkenny Charolais Bull Sale – 22/08
- Ascot Angus & Charolais Bull & Heifer Sale – 19/09
- Barambah-Dale Charolais Bull Sale – 21/08
- Greenup Eidsvold Santa Gertrudis Bull Sale – 18/09
- Eidsvold Simmental & Fleckvieh Bull Sale – 30/08

Aussie Land & Livestock agents feel privileged to help our clients with the buying process of the animals of their choice. Bulls were purchased at almost every one of the above sales. Congratulations to all sale organisations, vendors, buyers & underbidders on their successful sales.

Our very own Maryanne Kearney from Boonyouin Red Angus had & helped run a very successful Power of Red Sale on the 6th of September. A big congratulations to her and to all vendors, buyers & underbidders.

Private sales continue behind the scenes, whether that be kill cattle, bulls, show steers & heifers or commercial breeders.

Be sure to check out our 'Livestock Listings' tab on our website, as well as our Facebook page for any private sale listings that come up!

SALEYARD ACTIVITY

- Drier paddock conditions and amazing prices has led to an increase in saleyard activity across the region, with the 23/09 Murgon Sale holding approximately 1000hd.
- Feeder & processor markets held strong for the majority of the month, with money pulling back slightly at the last Murgon Sale on the 23rd. Bullock prices averaged at \$2,400/hd and cows at \$1,700/hd.
- Good feeder grid money means that the steer market held very strong over the entirety of the month, with steers in the 200-400kg weight range topping at an average of \$5.06/kg at the last Murgon Sale. Heifer money is still good with good quality heifers making around the \$3.80-3.90/kg mark.
- Strong competition is about for good quality cows & calves. Coolabunia saw some superb quality Hereford & Hereford X cows & calves sell for \$2050/unit.

CATTLE FOR A CURE FUNDRAISER

- The 2025 Cattle for a Cure Fundraiser was held at the last Murgon Sale. The Cattle for a Cure Fundraiser is held to raise funds for the Ride 4 Relay team – a local team that does an amazing job at raising funds for Relay for Life every year. This was their 6th year doing the Cattle for a Cure Fundraiser, which Aussie Land & Livestock was proud to take part in again. A big thank you to WB & LM Holmes, as well as L & G Dales for supporting and purchasing the 3 animals that were on offer. A total of \$3,660 was raised from this. Congratulations to Bill & Lisa Johnston and Pat & Sue Williams for donating their cattle and for coming up with this great idea 6 years ago.
- Next year is 10 years for the Ride 4 Relay Team and they would love to reach the goal of having 10 head of cattle to auction off for next years Cattle for a Cure Fundraiser. If you would like to get involved in this great cause, please do not hesitate to contact one of our agents!

SEASONAL CONDITIONS & SUPPLY

- Paddocks are certainly drying off, with dams & pastures getting low. Cattle are feeling the brunt of this with conditions dropping off a bit compared to the last few months.

UPCOMING SALES

7th October - SBLX Murgon Fat & Store Sale

21st October – SBLX Murgon & Coolabunia Fat & Store Sales

Ready to Get Started?

Whether you're buying, selling or managing property or livestock, Aussie Land & Livestock is here to support you every step of the way.

Reach out to us on the phone or visit one of our offices in Kingaroy or Mundubbera.

Let's make 2025 your most successful year yet!

The Aussie Land & Livestock Team

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Mission Statement

Guided by relentless focus, we will continuously strive to implement the critical initiatives required to achieve our vision. In doing this, we will deliver operational excellence in every corner of the company and meet or exceed our commitments to the many constituencies we serve. All of our long-term strategies and short-term actions will be moulded by a set of core 'Points of Culture' that defines each team member.



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