

# AUSSIE LAND & LIVESTOCK

## Monthly Update



Hello!

It's been a big month at Aussie Land & Livestock. August brought plenty of action with Bull Sale Season in full swing and some fantastic results for our clients. We're also seeing the spring market kick into gear with real estate sales on the rise. Take a look below at our newest listings, this month's featured property and all the updates from August.

### REAL ESTATE UPDATE

#### PROPERTY SALES IN AUGUST:

- ✓ **SOLD** Lot 7 Hunters Road, Wilkesdale – Sold by Chris Crouch
- ✓ **SOLD** 1306 Kingaroy Barkers Creek Road, Boobie – Sold by Aaron Randall
- ✓ **SOLD** 280 Hochmuths Road – Sold by James Brehauer & Graham Lohse
- ✓ **SOLD** 211 Lanigan Road, Glan Devon – Sold by Midge Thompson & Jams Bredhauer

#### NEW PROPERTY LISTING IN JULY

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

- 59 Mungy Road, Mungy
- 13 Olympia Street, Mundubbera
- Lot 8-9 "O'Keefes & Tracey's", Monto Mount Perry Road, Mungy
- 250 Heights Road, Nanango

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

#### FEATURED PROPERTY

Lot 8-9, "O'Keefes & Tracey's", Monto Mount Perry Road, Mungy

"Tracey's" & "O'Keefe's" Just 20km southwest of Mount Perry, this clean and well-managed grazing property offers carrying capacity for 130+ breeders, improved Pangola and legume pastures, reliable water from Reid Creek, dams and bore, plus comfortable infrastructure including a 3-bedroom home and barn-style shed. A tightly held opportunity ready to go.

[VIEW FEATURED PROPERTY](#)



#### Real Estate Market Trends

The South Burnett and North Burnett property markets remained steady throughout August, with consistent buyer enquiry across residential, lifestyle, and grazing properties. Kingaroy continues to see strong demand for family homes and lifestyle blocks, while Mundubbera and the wider Burnett region attract buyers seeking productive grazing country and small farms with reliable water.

#### Price & Demand Trends

- Kingaroy: Median house prices remain around \$480,000, with continued demand for affordable family housing and vacant land parcels.
- Mundubbera & Burnett: Well-managed lifestyle properties and breeder country are in demand, with enquiry from both local families and outside investors. Grazing blocks with secure water remain tightly held.

#### Regional Spotlight

- Kingaroy has been highlighted among Queensland's regional growth centres where home values have doubled in the past five years, reflecting strong investment appeal.
- Mundubbera and the Burnett inland continue to draw buyers seeking lifestyle change, rural income opportunities, and affordable property compared to coastal markets.

#### National Context

The recent series of 0.25% interest rate cuts has boosted finance activity nationwide, with loan approvals rising and average loan sizes increasing. This has underpinned confidence across regional Queensland. Property experts forecast modest growth of 1-4% in 2025, with affordable regional centres like Kingaroy and Mundubbera expected to remain resilient.

#### Summary

August saw continued stability across Kingaroy, Mundubbera, and the Burnett Region, with strong enquiry in both residential and rural property sectors. Buyer confidence is being supported by national economic conditions, while local demand remains solid for quality lifestyle blocks and conservative breeder country. The region's affordability and reliability continue to make it a standout choice for buyers.



**Your Clearing Sale Experts**  
<https://aussiell.bidsonline.com.au>

**Upcoming Online Clearing Sale – Vendors Wanted!**

Our next Aussie Land & Livestock Online Clearing Sale is set for 19-22 September 2025. We're now calling on farmers, businesses, and producers to get involved.

If you've got tractors, vehicles, buggies, machinery, tools, or surplus equipment sitting idle, this is the perfect chance to turn it into cash. With a full marketing campaign included and exposure to thousands of active buyers, your items will be front and centre.

For more information, contact Justin Almond on 0499 113 660.

Powered by Bidsonline, the auction link will be shared soon. Keep an eye on our social media pages.

## LIVESTOCK UPDATE - AUGUST 2025

August has been another busy month for the Aussie Land & Livestock team, with our agents out and about at shows, bull sales, sale yards and paddock inspections. Cattle are showing the effects of winter, but despite the seasonal shift, prices are holding up well across the board thanks to a positive outlook in the meat markets and predictions for strong seasonal conditions.

### EKKA

The Brisbane Exhibition (EKKA) once again brought together the best livestock, breeders, buyers and auctioneers.

- Midge & Chris attended as our expert buyers, with Midge also taking centre stage as the world-class auctioneer selling prize livestock. Having missed very few in his auctioneering career, Midge knows a thing or two about the quality, buying and selling at the EKKA.
- Led steers sold in centre ring on Wednesday.
- Tuesday saw the popular school steers day, followed by the Young Judges and Paraders day on Thursday.
- Steers were purchased for Wylie's Butchery in Murgon.
- And of course, breakfast was a highlight of the trip for the boys, especially Crouchy!



### TEAM SPOTLIGHT

**What's the quickest way to silence a group of confident, happy, experienced auctioneers and salespeople who love to chat all day? Tell them it's *Team Photo Day*!**

After a few groans, some dramatic sighs, and about 5 minutes of "Where do I put my hands?"... we all pulled ourselves together and actually had a great time getting some team photos.

A big thanks to our very talented in-house photographer **Lynette** for pulling us all into line on the day and getting some great shots of the team!

Here's half of the Aussie Land & Livestock crew, the rest were either out in the paddock, at a listing, or hiding from the camera (you know who you are).

We're proud to be growing fast, going from strength to strength on both the **livestock** and **real estate** sides of the business, with a brand new division launching soon!

Keep an eye on our socials to stay in the loop. And as always, if you're looking to buy, sell, or rent, we're your team.



### Coolabunia Classic Charolais Bull Sale

- Thank you to all vendors for again entrusting Aussie Land & Livestock with running this year's sale.
- A fantastic result with 100% clearance – 57/57 bulls sold.
- Top Price: \$25,000 for the EKKA Grand Champion bull Lot 42 LHU Ultimate (P), on behalf of LHU Agribusiness.
- Sale averaged \$12,491/hd.
- A great day with plenty of very happy vendors and buyers.

### BJF Limousin Sale

- A big thank you to all vendors for their continued trust, and to Bartholomew & Co for running the sale alongside us.
- An impressive line-up of 69 Black and Apricot/Red Limousin bulls from six vendors.
- Top Price: \$36,000 for Lot 2 O'Sullivan's Ulysses U23 (PP BB AA), purchased by Alexander Downs, Merriwa NSW.
- Clearance: 73% – 50/69 bulls sold.
- Sale averaged \$8,880/hd overall buyers could purchase top quality bulls at reasonable prices.

### Private & Paddock Sales

- Our agents have been busy attending other bull sales across the region, assisting potential buyers.
- Private sales continue behind the scenes, including kill cattle, bulls, show steers & heifers, and commercial breeders.

### Saleyard Activity

- Prices remain strong, particularly in the feeder and processor markets.
- A standout result this month was Margie Lee-Madigan's sought-after line of 14 PTIC Santa Gertrudis heifers, which sold for an impressive \$2,000/hd at the Murgon sale on the 12th.
- The Murgon Sale on 26/08 drew a strong yarding of 1,200 head, with Aussie Land & Livestock supplying more than 500. Prices continue to hold firm for both processor and feeder cattle.

### Seasonal Conditions & Supply

- Light but welcome August rainfall, combined with warming weather, has kept paddock conditions in good shape.
- Grazing pastures and crops are performing well, and cattle are holding up in noticeably good condition despite the season, showing their winter coats but still presenting strong quality.

### UPCOMING SALES

Bull Season isn't over yet!

- 1st September – JAK Production Sale
- 6th September – Bunya Bull Sale

Fat & Store Sales:

- 9th September – SBLX Murgon Fat & Store Sale
- 11th September – Coolabunia Fat & Store Sale
- 23rd September – SBLX Murgon Fat & Store Sale

### 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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