



SOLD

**MONEY MAKING PROPOSITION - 376 ACRES
PRIME LUCERNE FARM EXCELLENT VALUE AT
THIS PRICE \$1,595,000**

Key features of this excellent 376 acre property is it's access to WATER use for IRRIGATION.

- 350 Meg Litre licence to Brarambah and Barker Creeks
- 74 Meg Water harvesting Licence from creeks
- 7000 Gal/hr Bore pumping approx 140 Meg Litres per year
- A 30 Meg Litre Dam

2 Central Pivot Irrigators service a 65 acre and a 44 acre paddock.

174 Acres are serviced by Underground main. 234 acres could be irrigated.

The House is a comfortable 4 bedroom+ office, 1 bathroom, lowset, split block contemporary home. The house has split system airconditioning, ceiling fans for the summer and heated by a fireplace for the winter with an outdoor entertainment area and an inground pool. All is fenced. There is plenty of shed spaces for cars(2)and machinery. A major feature being the 17,000 bale hay shed for storage. The electrical 30 HP water harvesting pump, 40 HP pump to the Central Pivots and 3 x 60 HP Motors are included in the sale.

Position is everything! The property is only 5 Km to the primary school at Moffatdale and 13 km to the secondary school at Murgon with a bus service available. The South Burnett Region is well known for it's wineries and it is in easy driving distance to Gympie or Maryborough where there is a huge demand for good lucerne hay.

4 BED | 1 BATH | 2 CAR

PRICE:
\$1,500,000

OPEN FOR INSPECTION:
N/A



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