



SOLD

MOUNTAIN VALE

This outstanding private property has a huge range of attributes and options. 198.97ha (491.65 acres) on 2 freehold titles and situated in the fertile tightly held Langshaw area which is approximately 14kms south-west of Gympie.

Truly loved and very well maintained by the same family for 100 years. Your closest neighbour's house is approximately 1km away and out of sight (no lights can be seen at night). Nestled at the base of the picturesque Mount Mooroooreeai you have National Park and State Forest on 3 sides and a large grazing property on the other. It is well fenced into 15 paddocks and easily carries 120 breeders in the mineral rich soil types ranging from red volcanic to chocolate to black soil creek flats. There are 2 sets of cattle yards, both with vet crushes – one is covered.

The gently undulating country consists of open Blue Gum flats, Bloodwood ridges, planted to a productive mix of improved and native grasses and legumes. There are also other areas of old grown rainforest with huge trees, Stagorns and Crows Nest epiphytes.

Water is supplied by 2 tree-lined seasonal creeks with 3 permanent holes, 5 dams and 2 bores - 1 is 800gph and is unequipped, the other is 6000gph portable to 5 elevated header tanks gravity feeding 11 troughs.

The solid well-built timber home has 2 large bedrooms with built-ins, study and extra room which is air-conditioned, modern kitchen/dining combined with stainless steel dishwasher, pantry and Caesar Stone benchtops. Separate lounge room and high ceilings throughout. From verandah and 7m x 5m covered deck plus 3kw grid connect solar power. The house yard is fully fenced and has a vege garden. There are 2 large sheds for parking and machinery. The entire property is zoned mainly white on the vegetation map with a Pmav in place.

This special property would make a great private camping ground, horse or bike trail riding area or just a very quiet and private place to live, run your cattle and enjoy nature and its bird and wildlife.

2 BED | 1 BATH | 6 CAR

PRICE:
\$3,000,000

OPEN FOR INSPECTION:
N/A



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