

# FOR SALE

3  | 2  | 6 

319 BACK GLENRAE ROAD, MUNDUBBERA, QLD, 4626



## "GLENVIEW" PRESENTABLE IRRIGATION & GRAZING PROPERTY IN THE SOUGHT AFTER NORTH BURNETT REGION

"Glenview" - 999\* Acres of Freehold offers buyers a top shelf grazing property, set out in the peaceful region of Glenrae, QLD 9k outside of Mundubbera in the North Burnett. This unique property has been developed for irrigated cultivation including a 7span Valley pivot irrigator covering 150 Acre asnd a conservative carrying capacity of 120 breeders & along with some offspring. You will not find a shortage of water or well-developed infrastructure and has a proven track history to adapt throughout the seasons and produce a solid return.

PRICE:  
\$4,000,000

OPEN FOR INSPECTION:  
N/A

### Property Features

- 5 Titles all Freehold country
- 999\* Acres / 404.13 Hectares
- PMAV Vegetation Locked in - 95% cleared
- 7 Span Valley Irrigator covers approximately 150\* Acres (Approx 400m long with end gun )
- Under Pivot at present is 16 acres of Forage & Lab Lab, 21 Acres of Blue Grass with another 35 Acres being prepared for another crop of Oats
- Approximate 300 Meg Irrigation Dam with 3 phase pump 45KW motor feeds the Centre Pivot
- 2 smaller dams holding 25 Meg & 50 Meg have valves to release further water to irrigation dam
- 4x Season Creeks feed the dams & pass through the property
- 3x Bores in total, (1 Unequipped) 2 equipped pumping 1200 & 200 Gallons per hour
- Majority 4 Barb split post fencing throughout – Presents in Good Condition
- Property is well fenced in 7x paddocks fed with troughs or stock dams
- Black & Red Bottle Tree Scrub soils
- Old dairv i, well used for Hay storage & lockable workshop including 2 Grain Silos



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