



FOR SALE

315 ACRES - ONCE IN A LIFETIME OPPORTUNITY!

Nestled within the verdant landscape of Langshaw, Lot 6, Eel Creek Road presents a rare opportunity to acquire a significant parcel of land, steeped in a rich heritage that sees this property being offered for sale for the first time in over 100 years. Spanning a remarkable 315 acres, this property is ideally positioned less than 10 kilometres from the thriving Gympie CBD, offering convenient access to both the Mary Valley Link Road and the Bruce Highway.

Boasting well-maintained good barb wire fencing, complemented by solar-powered internal electric fencing, this expanse of land offers the perfect canvas for farmers, graziers, and discerning investors seeking to harness the potential of its fertile grounds. Eel Creek delineates the rear boundary, providing a bountiful source of water for domestic and livestock use.

The property's fertile soil is historically acclaimed, having previously supported bean cultivation within its warm paddocks. Today, the land is blanketed with lush Bluegrass, Wynn Cassia and native grasses, ensuring year around carrying capacity. Majestic Bunyas and Hoop Pines adorn the rich black soil creek flats, while a scattering of mature Iron Bark, Gums, and Bloodwood trees lends character and diversity to the property.

Complementing these natural features are the practical inclusions: older style wooden yards and loading ramp together with a steel crush are conveniently located on the property's bitumen frontage. The land is zoned Rural, with a carrying capacity of 80 to 100 Breeders and is fenced into four paddocks.

Water sources include an unequipped well, suited for stock, and a solar-powered submersible pump in Eel Creek that feeds into a 5,000-gallon header tank connected to three water troughs. Additionally, a 10,000-gallon header tank, previously utilised during bean cropping, offers further potential.

Properties of this exceptional calibre, so close to town, are seldom presented to the market, making this a highly sought-after acquisition. With multiple home sites available, each boasting breathtaking views of the Mary Valley and the mountains beyond, the promise of privacy, expansive size, and an enviable location render this property a most desirable investment. Secure your piece of history and the promise of a prosperous future at Lot 6, Eel Creek Road.

0 BED | 0 BATH | 0 CAR

PRICE:
\$2,400,000

OPEN FOR INSPECTION:
N/A



Daniel Engeman
0423293834

daniel.engeman@atrealty.com.au
Engeman Realty