



## FOR SALE

### BROWN'S CORNER - IRRIGATION/LIFESTYLE/GRAZING

This scenic 836 acre property is centrally located with lifestyle plus diversified ON FARM income. Situated on a beautiful corner of Boonara Creek and overlooking rich creek flats and imposing hills, this property is just an easy drive from major centres and markets.

\* Modern 3 bedroom home with large open plan living, large office area and veranda's to take in the scenic views

\* Home is powered by Solar that feeds back to the grid

\* 4 car lock up garage plus carport

\* Farm sheds include - 2 x Haysheds, Machinery Shed with skillion plus storage sheds

\* Steel cattle yards with weigh scales and vet crush

\* All weather 20 x 60 dressage arena

\* 83 acres Irrigated Lucerne, balance of property is grazing

\* 3 x irrigation bores (2 with electric submersible pumps - tested at 12,000gph and 15,000gph) and 1 with diesel pump (tested at 17,000 gph)

\* Water for stock from creek on boundary, plus stock bore (1,000gph) and seasonal gully

\* Carrying capacity around 80 breeders

\* Fencing is mainly timber/4 strand barb in good condition

\* 30 mins to Murgon, 50 mins to Gayndah and 90 mins to Gympie

\* Additional irrigation property adjacent also available for purchase. 'The Meadows' is a highly productive cropping and grazing property with 5 irrigation bores. 150 acres currently cropped with further 50 acres that could also be irrigated, with approximately 174 acres currently grazed.

Full details available from Agent.

3 BED | 1 BATH | 2 CAR

PRICE:

\$1,425,000

OPEN FOR INSPECTION:

N/A

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