



# FOR SALE

## OFF-GRID PERFECTION - PRIME GRAZING, PREMIUM INFRASTRUCTURE

Escape the hustle and live the lifestyle you've always wanted with this incredible 120-acre (48.5ha) fully off-grid rural gem in the sought-after Mothar Mountain region—just 7 minutes south of Gympie and minutes from the new Bruce Highway bypass. Whether you're looking to run cattle, start a stud, or simply enjoy peaceful country living with first-class infrastructure, this property delivers.

### - Highly Productive Land

All cleared and arable, the property boasts fertile brown to red loamy soils with improved pastures (Rhodes, Sertaria, Signal). Fencing is in excellent condition (5 years old).

### - Secure Water Supply

You're fully covered with 3 dams, Boundary Creek stock/domestic access, and 4 x 22,000L rainwater tanks. Water is reticulated to troughs across all 10 paddocks, house and yards via a header tank.

### - Set Up for Cattle Success

The 10 paddocks are designed with a central laneway system, all leading to undercover 300sqm steel cattle yards with vet crush, scales, and truck ramp—ideal for 50 breeders and their progeny or high-turnover backgrounding. Perfect for stud operations.

### - Exceptional Infrastructure

24x8m Colorbond Machinery Shed  
8x12m Truck Shed  
9x6m GP Shed with concrete skillion sides  
10x10m Car Garage (high clearance for vans)  
Centralised laneway fencing and paddock system

### - Modern Off-Grid Homestead

Built in 2018, this comfortable, north-east facing 2-bedroom home features open-plan living, full length verandahs front and back, modern kitchen and bathroom, air conditioning, fireplace, and is powered by a 6.5kW solar system with 24-battery cell storage. Totally off-grid and self-sufficient!

2 BED | 2 BATH | 5 CAR

### PRICE:

\$2,575,000

### OPEN FOR INSPECTION:

N/A



**Daniel Engeman**

**0423293834**

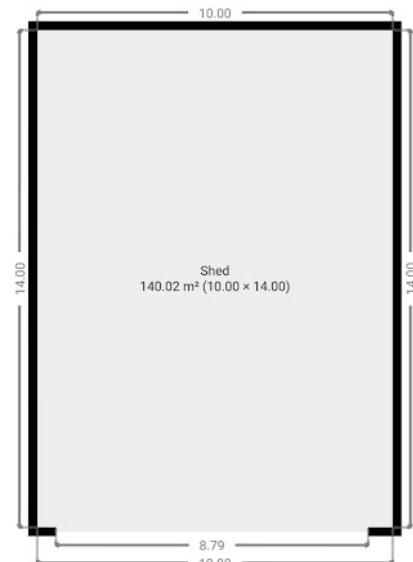
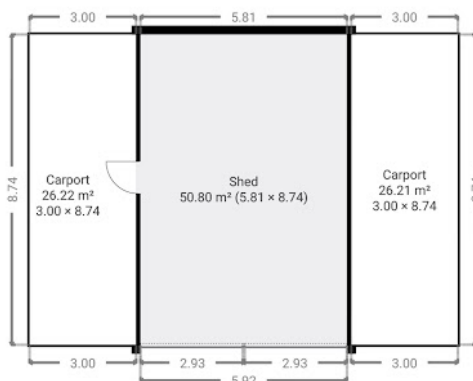
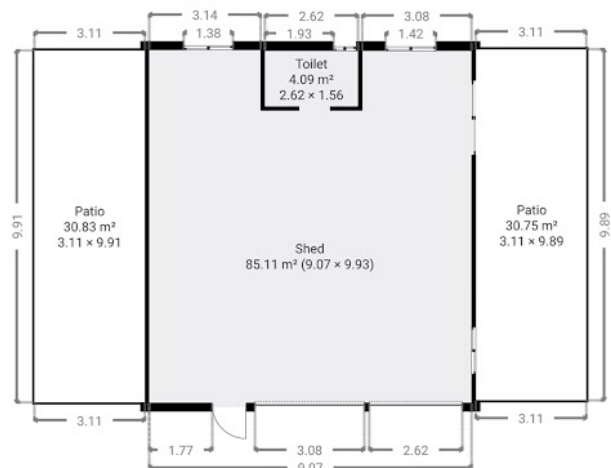
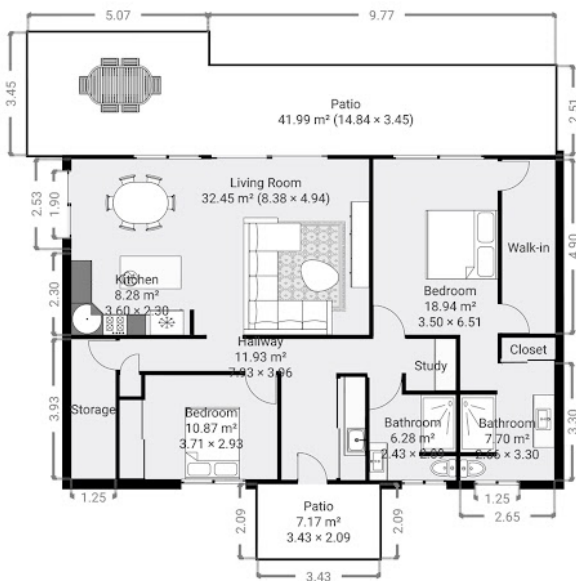
[daniel.engeman@atrealty.com.au](mailto:daniel.engeman@atrealty.com.au)

Engeman Realty

# 93 Cullinane Rd Mothar Mountain

93 Cullinane Road, 4570 Mothar Mountain, Queensland, AU  
TOTAL AREA: 819.30 m<sup>2</sup> • LIVING AREA: 656.20 m<sup>2</sup> • FLOORS: 1

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.

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