



# FOR SALE

## RURAL LIFESTYLE / PRIVATE / VIEWS / MARY VALLEY

Set in the tightly held Mary Valley district, this outstanding 40.14ha (99.9-acre) property presents a rare opportunity to secure a high-performing grazing and breeding operation with exceptional water security, quality infrastructure, and a comfortable home — all just 16km from Gympie. Private, productive, and well-improved, this is a property that truly delivers on both lifestyle and income potential.

### Property Overview

- Single title holding in a quiet no-through road location
- Fully pasture-improved and highly productive farm
- Easy access to Gympie

### Land & Carrying Capacity

- Carrying capacity of 35+ breeders plus progeny to 9 months, or year-round store fattening
- Rich, warm scrub soils
- Majority vegetation map white and clear
- Approx. 15% lightly timbered slopes on the eastern boundary
- Scenic creek, valley, and district views

### Paddocks, Pastures & Fencing

- 4 main paddocks plus 4 smaller paddocks
- 2 laneways for efficient stock handling
- Improved pastures including Pangola, Creeping Bluegrass, Panic, Rhodes, Setaria, Kikuyu & legumes
- Stockproof fencing in excellent condition (approx. 60% new, 40% near new)
- Split timber, barbed wire, electric standoffs & steel gates

### Water Security

- Permanent spring-fed creek frontage
- 42m equipped bore with electric submersible pump
- 10,000-gallon water storage tanks
- Gravity-fed troughs throughout the property
- Additional water pumped from the creek

3 BED | 1 BATH | 3 CAR

### PRICE:

Offers Over \$1,500,000

### OPEN FOR INSPECTION:

N/A



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Engeman Realty

# 149 Coppermine Creek Rd Langshaw

149 Coppermine Creek Road, 4570 Langshaw, Queensland, AU  
 TOTAL AREA: 255.24 m<sup>2</sup> • LIVING AREA: 179.26 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.

