

**160 Agnews Road, Mount Marshall, Qld 4362**

**Mixed Farming For Sale**

Tuesday, 9 April 2024



160 Agnews Road, Mount Marshall, Qld 4362

Area: 173 m2

Type: Mixed Farming



Clint Kenny

## Expressions of Interest closing 5pm Fri 17th May

'Agnews' - a rare opportunity to acquire substantial farming country formerly part of 'Glengallan Station' - portions of which have not been offered for sale in over 100yrs!! Expressions of Interest are sought for the sale of 'Agnews' - Four separate freehold titles covering 173.4 Ha. / 428.5 acres\* and boasting over 1.6km\* of frontage to Glengallan Creek. The property may be sold as a whole, on a WIWO basis (crop and livestock NOT included) The Vendor also welcomes genuine offers to purchase individual titles.

2 / SP279134 - The House block 56.1 Ha / 138.65 acres\* Elevated site with expansive views across the Glengallan flats to the Great Dividing Range - Ideal site for new home construction. - approx 58 acres of alluvial black soil cultivation / 80 acres grazing\* - Queenslander style farmhouse in need of repair/ renovation. - Numerous outbuildings in various state of repair. - Bitumen frontage - Electricity connected - Reliable stock and domestic bore, equipped with electric pump - capacity approx. 700gph\* - Old dairy shed and Cattle yards - Tanks and troughs - Machinery Shed, 4 bay, Steel, 9x12m\* - Machinery/ Hay shed, Steel, 18 x 8m\* plus 6x8m\* skillion. - Silos - 3x 50t, 1x 40t all have aerators - Unequipped bore, drilled 2021 ( approx 30m depth, 760gph capacity, potable ) - Fencing - condition varies

4 / RP58715 46.4 Ha / 114.65 acres\* Alluvial black soil cultivation country fronting Glengallan Creek - partly fenced

96 / ML111 44.9 Ha / 110.95 acres\* Alluvial black soil cultivation country fronting Glengallan Creek - historic stock and domestic bore, unequipped, no bore report. - partly fenced

2 / RP60702 26.0 Ha / 64.25 acres\* Alluvial black soil cultivation country fronting Glengallan Creek

Allora 9.2km, Warwick 22km, Toowoomba 66km, Brisbane 155km\* The property is being offered for sale by Expressions of Interest closing 5pm Friday 17th May 2024. The vendor welcomes genuine offers to purchase the property as a whole on a WIWO basis or the titles may be sold individually. Please note the current crop and livestock are not included.\*

approximate Disclaimer: while all due care and attention has been given to ensure the truth and accuracy of the information provided, we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies or misstatements that may occur. We encourage prospective buyers to conduct their own research to confirm the information contained herein.