

**174 Morden Rd, Toogoolawah, QLD, 4313**



**Sold House**

Thursday, 27 July 2023

174 Morden Rd, Toogoolawah, QLD, 4313

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 7**

**Type: House**



Wayne Jaenke



Tim Collins

## **'Morden Brook' - Brisbane Valley Agri Enterprise With A Lifestyle to Match**

'Morden Brook' is centrally located in the Brisbane Valley close to both Toogoolawah and Esk townships. The property is an ideal fattening or back-grounding property with great capacity for cultivation or cell grazing. Located only 6km from Toogoolawah township and sale-yards, 1.5 hours to Brisbane and Sunshine Coast with bitumen road access to all major meatworks.

The property borders well known Cressbrook Creek for 1.6km and has a 20ha irrigation licence attached with 16ha (40 acres) under centre pivot irrigation along with 7 bores, 3 wells, 3 dams and underground mains servicing 14 hydrants. There is a very well constructed set of steel cattle yards with concreted spray race, 5-way draft, loading ramp and undercover vet crush facilities. Other outbuildings include a 18m x 18m hay shed, 18m x 9m machinery shed including a lockable Colorbond workshop & 3 phase power. Additional car accommodation can be found at the homestead with a 3 bay lockable Colourbond shed.

'Morden Brook' features new fencing throughout and is well set up for cell grazing with 14 separate paddocks (all with access to water) and lane-way systems for ease of mustering.

The current owners have started to convert the whole property to improved pastures and a rotational grazing system which has increased the carrying capacity.

'Morden Brook' is currently growing lucerne, and has grown winter forage crops (oats, barley & rye grass) and summer forage crops (cowpea/lab lab, millet, forage sorghum).

This property is very versatile in growing cattle forage crops/improved pasture for grazing and or hay production depending on the season and market conditions.

The property has a comfortable four bedroom Queenslander style home featuring polished timber floors, led lighting, pressed plaster ceilings, wood heater and air conditioning throughout.

Featuring a modern kitchen, french timber doors opening out onto the four metre wide veranda allowing that seamless indoor/outdoor living. Enjoy the beautiful views over the entire property as you sit back and relax with a cold beverage or morning coffee.

Properties like 'Morden Brook' are very rare in today's market. 'Morden Brook' is a standout property with nothing to be spent, so if you're looking for a property with diversity and heavy carrying capacity then don't miss your opportunity to secure your investment.

We look forward to welcoming you to our next open day or alternatively, contact Tim Collins or Wayne Jaenke to arrange your private viewing today!

Auction to be held at Level 26, 111 Eagle Street, Brisbane on Friday 28th October 2022 at 10:30am.