

**246 McMasters Road, Upper Freestone, Qld 4370**



**Mixed Farming For Sale**

Wednesday, 17 January 2024

246 McMasters Road, Upper Freestone, Qld 4370

Area: 62 m2

Type: Mixed Farming



Angus Corke  
0427288455

## Expression Of Interest

"MASTERS VIEW" - Picture Perfect 155 Acre Estate located in the picturesque Upper Freestone district. A VIEW TO A BETTER LIFE... centrally located in the Southern Downs QLD nestled into the escarpment of the Great Dividing Range. Located to capture all the sweeping views of the surrounding mountains and highly fertile farming land. Location & Services This property is centrally located to all major rural townships including:- 20\* minutes East of Warwick, 1hr & 15mins\* to Toowoomba & 2\* hours west of Brisbane, 2hr & 30mins\* to the Gold Coast- Variety of primary and high schools located in Warwick- NBN Internet & Landline, mobile phone coverage- Single phase, 3 phase power running past- Bitumen road 95%, with all weather gravel road to entrance- Localised traffic only Description of Property & Improvements: "MASTERS VIEW" Main Home- 4 bedroom classic style Queenslander home, elevated to make the most of the views- Combined kitchen and living area- North to East views from windows & deck, looking up the Freestone Valley - Timber floorboards in most rooms- Wood heater, ceiling fans- Recently restumped with adjustable steel footings- Renovators delight- 1 bathroom, with a separate toilet- Mudroom/laundry leading in to the backyard - Fully fenced yard with established garden and trees- Set on a rise, lending itself to the views of the surrounds and flood-free- The original cream shed from yester year - character & history- Magnificent elevated house site to build your forever home, close to power and water Country- Open grazing to scattered mature native timber, productive, undulating scrub soils, country leading up to an elevated house site, with stunning view's to The Great Dividing Range- Covered in an abundance of couch, kikuyu, mix of clovers and medics, native pastures and herbage, scattered Rhodes grass - Selectively cleared to provide both productive opportunities and shelter for stock without taking away from the beauty of the property.- Ex cultivation 80 acres\* - contoured on gentle undulation Fencing/Paddocks- 6 paddocks in total, plus small holding paddock around cattle yards- All fencing on "Masters View" is in good to fair condition, stock proof- Timber/steel picket, 4 barb Sheds and Property Infrastructure- Large high clearance 4 bay, hay/machinery shed, 16m\* x 10m\*, fully enclosed, steel/timber construction- Car garage, with storage, 10m\* x 9m\*- Potential horse stable, 6.5m\* x 4.5m\*, in large enclosed yard- Garden shed/Dog kennel- Timber/steel cattle yards, vet crush and loading ramp Water- Poly rain water tank 23000 lts\* at house- Water to every paddock, 4 water troughs- 2 Bores - POTABLE- Electric bore, interlinked to tanks and house- Bore on windmill, interlinked to house- Pumped to 3 header tanks, 5000-gal poly\* and gravity feeds to the 4 water troughs Rainfall - 700ml\* on average. "MASTERS VIEW" This is an excellent lifestyle opportunity as it is so close to the Warwick Township it offers the Rural Lifestyle everyone is chasing, with memorable views & location. This property is coming to market for the first time in years, offering the lucky new owner the opportunity to own 155 acres of sought after fertile country. The old classic Queenslander Home offers the opportunity to modernise it should you choose or build the forever home. The ideal space for a horse or motorbike for the kids to enjoy, while mum and dad can run a small rural enterprise. This property is for sale under Expressions of Interest, with a closing date of 22 February 2024 at 4:00pm. Please call Angus Corke on 0427 288 455 to enquire today to make an inspection around the property & see for yourself.. BUYERS, PLEASE NOTE We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Please ensure you have read the disclaimer here <https://www.raywhite.com/legal-information/> please ask your agent if you have any further questions\* denotes approximate measurements.