

# 317 Adare Road, Adare, Qld 4343



## Cropping For Sale

Wednesday, 12 June 2024

317 Adare Road, Adare, Qld 4343

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 10**

**Area: 43 m2**

**Type: Cropping**



Allison Vinckier  
0754621311

## Offers Over \$1,700,000

Are you looking for the perfect blend of rural tranquillity and farming potential? Look no further than this exceptional 107-acre property located just minutes from Gatton, nestled in the fertile Lockyer Valley. With convenient access via a bitumen road, this farm offers an unparalleled opportunity for both commercial and hobby farming enthusiasts.

**Property Features:**

- **Charming and Spacious Residence**
- **Bedrooms:** The house boasts 4 well-appointed bedrooms, all equipped with built-in cupboards and ceiling fans, and an additional 5th room that can be used as an office, extra bedroom, or family room.
- **Living Space:** Enjoy the open-plan kitchen, dining, and lounge area, perfect for family gatherings and entertaining.
- **Additional Comforts:** A built-in bar with shelving, a cozy wood heater, and an air conditioner in the main bedroom.
- **Outdoor Living:** A full-length front patio and a covered, paved back patio ideal for alfresco dining and BBQs. The house is fully screened, offering protection and comfort.
- **Durable Construction:** Featuring a Colourbond roof, this house is built to last.

**Shedding and Infrastructure**

- **Triple Bay Shed:** 9x12m powered shed with a concrete slab.
- **Solar System:** While the off-grid functionality is not currently operational, it can be reconnected to a battery system.
- **Power:** 3 phase power for farm irrigation, and 2 phase power to the shed and house.
- **Machinery and Hay Shed:** A massive 24x12m shed with 4 bays, including one enclosed bay with a concrete slab and three with dirt floors. It is powered with lights and power points.
- **Additional Sheds:** A partly concreted 9x12m hay shed with 3 phase power, and another across the creek with 3 bays (15x5m), perfect for machinery or hay storage.

**Water Resources - Exceptional Water Infrastructure**

- **Rainwater Tanks:** Three tanks on the house for ample water storage.
- **Header Tank:** A 25,000-gallon header tank ensures a consistent water supply.
- **Bore Systems:** Multiple bores with high-quality water. The primary bore delivers 3000 gallons per hour from 150m deep with the best water quality at 600ppm. The front bore can pump 10,000 gallons per hour with 3 phase power.
- **Creek and Dam:** Redbank Creek winds through the property, providing a scenic water source. A shallow bore with a solar pump feeds into a large dam, supporting irrigation needs with a centrifugal pump capable of 18,000 gallons per hour.
- **Irrigation Setup:** Equipped with underground 6 inch PVC pipes and hydrants, perfect for cultivating a variety of crops.

**Cultivation and Land- Versatile Farming Potential**

- **Cleared Land:** The land is fully cleared, making it ideal for fodder crops, melons, pumpkins, herbs, strawberries, potatoes, or even a hydroponics setup, thanks to the high-quality water.
- **Paddock Access:** Easily accessible from the northern side and across Redbank Creek. Ideal for Diverse Farming Ventures

Whether you envision a thriving small crops farm, a hobby farm with cattle or sheep grazing, or a specialised agricultural enterprise, this property has the infrastructure, water resources, and versatile land to make your dreams a reality. Investing in farming in the Lockyer Valley is a strategic and rewarding decision due to the region's reputation as one of Australia's most productive agricultural areas. Known as "Australia's Salad Bowl," the Lockyer Valley boasts fertile soils, a favourable climate, and reliable water sources, making it ideal for a wide range of crops and livestock. This property at 317 Adare Road offers 107 acres of prime land, equipped with extensive water infrastructure, including multiple bores, dams, and irrigation systems, ensuring a steady and quality water supply. The region's proximity to major markets, combined with its established farming community and supportive local infrastructure, enhances the potential for successful farming operations. Securing land in such a prestigious and productive area not only promises immediate agricultural benefits but also long-term investment value in one of the world's renowned farming regions. 317 Adare Road is more than just a piece of land; it's a gateway to a prosperous agricultural future. Don't miss this opportunity to own a prime piece of the Lockyer Valley. Contact Allison Vinckier today on 0423 301 315 to arrange a viewing and take the first step towards realizing your farming ambitions!