

**372 Hegarty Road, Ellangowan, Qld 4361**



**Cropping For Sale**

Monday, 22 April 2024

372 Hegarty Road, Ellangowan, Qld 4361

Area: 82 m2

Type: Cropping



Nick Koenig  
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James Croft  
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## Expressions of Interest Closing 24th May, 2024

'Glencoe' is located 33km to Pittsworth, 55km to Toowoomba, 184km to Brisbane, and only 4.2kms from Back Plains Primary School and approximately 18kms to Clifton. 82.86Ha (204.74\*Acres) Country: Gently undulating with approximately 110 acres of ex-cultivation which has been put back to grass. Soil types range from fertile scrub soils to loam soils. Fencing: • Mainly boundary fencing - 4 and 5 barb with steel and wooden posts • Divided into 3 main paddocks Sheds: • 18m x 14m steel frame machinery shed with 2 side walls • Storage hut Livestock handling: • Timber cattle yards with steel crush and loading ramp, holding yards adjoining water trough Water: • Bore with solar powered small submersible pump for stock and domestic purposes • 3 dams - seasonal • There is a poly 3000 gallon rainwater tank on the shed, reticulated to the trough in the cattle yards 'Glencoe' promises a peaceful lifestyle with potential house sites to take in the stunning rural views. With approximately 110 acres of contoured, ex-cultivation, currently covered in an abundance of feed, there is opportunity for various agricultural endeavours. There are three main paddocks, complemented by quality infrastructure including a large steel frame machinery shed, timber cattle yards, steel crush and loading ramp. The solar powered bore, seasonal dams and large rainwater tank complete the package. 'Glencoe' provides opportunity to combine acreage living and agricultural pursuits. Expressions of Interest Closing 4pm, Friday 24th May, 2024 Inspection by private appointment.