

493 Linthorpe Valley Road, Southbrook, Qld 4363



## Cropping For Sale

Monday, 22 April 2024

493 Linthorpe Valley Road, Southbrook, Qld 4363

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Cropping



James Arthur  
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James Croft  
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## Auction

'Alaringa' is conveniently located 14km to Pittsworth, 30km to Toowoomba and 162km to Brisbane, at the head of the productive Linthorpe Valley. 40.14Ha (99.18\*Acres) Country: Well grassed, with a quality stand of Queensland Blue grass, under sown with lucerne, medics and other improved winter active species. 30 hectares could be cultivated and has previously grown summer and winter cereal crops, plus lucerne hay. Main Residence: The main residence is a solid 5 bedroom timber colonial that has been partly renovated inside, featuring: • Galley style kitchen with quality appliances, including dishwasher and SMEG 7 burner, 2 oven and grill, freestanding oven • Separate dining • 2 lounge / living rooms • Large laundry • 2 bathrooms • Large office • 2 reverse cycle air-conditioning units • Fan-forced wood heater • Covered outdoor area • 2 bay car shed adjacent to the main residence Cottage: A 2 bedroom, 1 bathroom, air conditioned cottage which has been internally renovated, is currently utilised as an office. A double carport adjoins this cottage. Water: • Bore equipped with an electric 3 phase submersible pump approx. 106m deep • There are an additional 3 unequipped bores on the property • 1 dam • 38 water connections • 5 troughs • 15ML water licence (transfer to be completed by the vendor) Fencing: • Split into 20+ paddocks suitable for sheep & cattle, with 3 laneways • Fencing is a mix of netting, ring lock and electric Sheds: • 18x10m 3 bay machinery shed, 3 phase power connected • 23x11m dairy converted to an office space, shed and workshop, 3 phase power connected, with solar system installed • 15x4m original dairy used for storage and entertaining, 3 phase power connected • Stables utilised for hay storage • 15x9m hay shed • Large chook shed & yard Livestock handling: • New set of quality portable panel sheep yards • Basic set of cattle yards 'Alaringa' has been home to the well-known FARM Agronomy, operated by Ian Moss for 25 years and is located at the head of the fertile Linthorpe Valley, featuring a mix of country, including up to 30 hectares of cultivatable land. The main residence is a spacious 5-bedroom timber colonial which has been partly renovated, while the 2-bedroom cottage serves as a versatile space. With multiple bores and a 15ML water licence, this property offers a sustainable water supply. A well-balanced property close to Pittsworth and Toowoomba, with enormous investment potential. AUCTION: 11am, Friday 24th May, 2024 Picnic Point, Toowoomba Prior offers considered.