

# Address available on request, Hopeland, Qld 4413



## Sold Mixed Farming

Wednesday, 22 May 2024

Address available on request, Hopeland, Qld 4413

Bedrooms: 4

Bathrooms: 1

Parkings: 14

Area: 760 m2

Type: Mixed Farming



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## Contact agent

OUTSTANDING IRRIGATED DARLING DOWNS DUOA standout opportunity to secure quality farming lands in a premier location underpinned by water security at scale. Introducing "Longview" & "Nero" an outstanding Darling Downs irrigation and dryland cropping opportunity with improved grazing. Located on the renowned Darling Downs near Brigalow just 45 mins west of Dalby and 10 mins east of Chinchilla in the quality Hopeland and Canaga districts. One operation, two premier locations. The aggregation comprises the two geographically separated (16km\* direct line) properties of "Longview" on the Condamine River and "Nero" north of Brigalow. Currently operated under one management, the combined area is almost 760 hectares\* or approximately 1,878 acres\*. The properties benefit from water allocations totalling 4,165 megalitres of reliable volumetric pumping limits per water year. The duo comprises reliable flood irrigated row cropping of 385 hectares\* (951 acres\*), 128 hectares\* (316 acres\*) of dryland cropping, 152 hectares\* (375 acres approx.) predominantly improved grazing including Condamine River frontage and 2,200ML\* of on farm storages. "Longview" comprises a homestead complex with an elevated single storey 4-bedroom, 1 bathroom home. Other improvements across the properties include large machinery sheds, workshops, cattle yard, ancillary buildings and grain storage. These properties present a rare opportunity for irrigated cropping reliability at scale on the Darling Downs.

Key Features - Rarely offered commercial scale irrigation and mixed farming opportunity. - Located on the renowned Darling Downs near Brigalow, a proven highly fertile cropping region. - Versatile as an aggregation or as standalone operations. - Fertile Brigalow/Belah alluvial self-mulching black/ grey cracking soils. - Offered as a whole or individually. - Aggregated Area 760\*ha (1,878\* acres) Freehold in three titles. - "Longview" - 497 ha\* (1,228 ac\*) | "Nero" - 263 ha\* (650 ac\*). - Irrigation land of 385 hectares\* (951 acres\*). - Dryland cropping of 128 hectares\* (316 acres\*). - Improved grazing of 152 hectares\* (375 acres\*). - Water allocations comprising 4,165 megalitres of volumetric pumping limits per water year. - 2,200 megalitres\* of on-farm storages. - 4 km\* Condamine River Frontage ("Longview"). - Located close to the main centres of Chinchilla 10mins, Dalby 45mins & Toowoomba 1hr 45mins.\*Denotes approximate

For Sale by Expressions of Interest - Closing Thursday 15th of June 2023 at 4pm (AEST) UNLESS SOLD PRIOR. Offered as a whole or separately. Prior Binding Offers Considered. Inspections By appointment with the exclusive selling agents.