

172 Yarranlea Road, Yarranlea, Qld 4356



Cropping For Sale

Wednesday, 19 June 2024

172 Yarranlea Road, Yarranlea, Qld 4356

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 64 m2

Type: Cropping



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Expressions of Interest

'Rosehille' is ideally located 50km to Toowoomba, 12kms to Pittsworth and 12kms to Brookstead. Services: Daily mail and weekly bin service. Single phase power, NBN and good mobile phone service. Total Area: 64.75Ha (approx. 159.99*Acres) on 1 freehold title Rates: \$1287.27 gross per half year Country: Almost 90% of 'Rosehille' is currently crop productive, featuring lovely soft scrub type soils currently planted with a winter crop that will be included in the sale. Approx. 8 acres has an established stand of Lucerne growing, recently used for small square hay production. Residence: An executive style 4 bed / 2 bath plus office brick home. The master bedroom is air-conditioned and also features a walk in robe. Open plan kitchen / dining / living, with modern appliances and air conditioning. A generous sized undercover outdoor area to soak up the morning sun. A 4 camera security system has recently been installed, with direct access from your phone with off farm recording as backup. Fencing & Improvements: Fencing: • The majority of the boundary fencing is constructed from 4 barb / timber split post. Sheds: • A large 22m x 12m open front machinery shed / workshop. With an additional 6m wide full length lean-to connected, currently divided into 5 stalls / stables with full width and height doors. • 4 x 12m x 6m Igloos are a permanent fixture (2 with concrete floors), power and water connected. • 3 x 40 foot lockable containers. Grain storage: • 2 x 35 tonne silos with 240v aerators fitted. Solar: • 11.8KW solar system fitted to the shed roof. Water: • 1 bore equipped with a 240v submersible pump, yielding approx. 400GHP from an estimated depth of 60ft. • 15,000 gallons of water storage Spanning 64.75Ha (160* Acres), 'Rosehille' offers approximately 140 acres of crop productive land, with the current Winter crop (approx. 130 acres) included in the sale. With ample sheds, water, solar power and security system, this executive farming / lifestyle property is ideally located on the Darling Downs, close to Pittsworth and Toowoomba. 'Rosehille' offers a productive farming lifestyle with modern amenities and quality infrastructure. Expressions of Interest closing 4pm, Thursday 18th July, 2024. Contact agents: Mitch Gillece 0488 016 401 James Croft 0429 318 646