

**2, Box's Road, Tannymorel, Qld 4372**



*Realty*

**Cropping For Sale**

Wednesday, 26 June 2024

2, Box's Road, Tannymorel, Qld 4372

Area: 82 m2

Type: Cropping



Mark Mauch  
0419519979

**\$1,350,000.00**

LOCATION: - Located on Box's Road in the Tannymorel district, approximately 23 km East of Warwick and 15km Northwest of Killarney. PARCEL & LAND SIZE: - Lot 2 on RP77558 82.1 Ha of freehold land (202.8 acres) COUNTRY & SOIL TYPE: - Excellent combination of soil types ranging from alluvial creek flats gently rising to heavier black soil farming country with areas of loamy cultivation country fronting both Boxes Road and Cedar Wyarra Crossing Road. Approximately 30 acres of grassed ridge country with panoramic views (ideal house sites overlooking the property). WATER: - Frontage to Farm Creek. Bore with old Mill (mill currently not in working order). CURRENT PRODUCTION: - 50 acres of Lucerne along the flats. Approximately 50 acres sown to oats and approximately 50 acres sown to barley. COMMENTS: - Located in a tightly held district, this prize parcel of productive farmland offers the incoming owner an opportunity for multiple income streams through cropping, hay and/or beef production. For further details or to arrange an inspection, contact Mark - 0419 519 979