

**2108 Stonehenge Road, Rocky Creek, Qld 4357**



**Cropping For Sale**

Monday, 8 July 2024

2108 Stonehenge Road, Rocky Creek, Qld 4357

**Bedrooms: 7**

**Bathrooms: 4**

**Area: 411 m2**

**Type: Cropping**



James Arthur  
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James Croft  
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## Expressions of Interest

Located 35mins to Millmerran and 1 hour 10 mins to Toowoomba, Pine Park has full mobile phone coverage and mail service 3 days per week. Total Area: 411.1Ha (1015.82Acres\*) Lot 41 RP888496 (153 Ha) Lot 35 SP169288 (258.1Ha) Country: Heavy loam soils running through to sandy loam soils. All country has been raked and cutter-barred. Combination of native grasses plus improved pastures including Creeping Blue and Premier Digit. Residences: Main residence features three bedrooms, one bathroom, a large verandah, and 2 air conditioners. Original Homestead featuring two bedrooms plus sleepout, two bathrooms, large, enclosed verandah, covered verandah, ceiling fans, wood heater, separate two car garage with extra-large storage room (currently unoccupied). Plus an additional unoccupied third dwelling. Water: • Bore 1 - Irrigation bore with 20ML water licence reticulating to 6 Camlock fittings via 2inch poly pipe. Bore reticulates to main dwelling, capped at 2200gallons per hour with additional capacity. • Bore 2 - non-operational • 6 dams • 2 x 5000gallon rainwater tanks (1 connected to main dwelling, 1 connected to machinery shed) Fencing: Boundary fence - 80% Feral Block fencing, with the balance and all internal fencing livestock proof. Sheds: 18m x 9m machinery shed, ex-shearing shed, large outbuilding and ex-dairy. Livestock Handling: Timber and steel cattle yards with vet crush, loading ramp and drafting pound. Pine Park offers a versatile mixed farming opportunity, primed for further development, supported by a 20ML water licence, equipped irrigation bore and solid infrastructure. Private inspection by appointment. Expressions of Interest closing 4pm, Wednesday 7th August, 2024. Prior Offers Considered. Contact: James Arthur 0438 347 330 James Croft 0429 318 646