

"Glenmore" Millmerran-Leyburn Road, Yandilla, Qld



4352

Sold Cropping

Monday, 14 August 2023

"Glenmore" Millmerran-Leyburn Road, Yandilla, Qld 4352

Area: 388 m2

Type: Cropping

\$4,950,000

LOCATION: Located at 775 Millmerran-Leyburn Road, Yandilla - 8km* south of Pampas and the Gore Highway, 20km* east of Millmerran, 42km* from Pittsworth, 82km from Toowoomba and 2.5* hours from Brisbane.SERVICES: 3 phase mains power, landline telephone, wireless internet, mail 5 days, school bus at gate to Millmerran and Pittsworth High Schools.RPD & AREA:Lot 58 on SP166105 = 188.6607ha*Lot 2 on RP97018 =162.438ha*Lot 192on M34386= 5.582ha*Lot 3 on RP213907 = 31.748ha*Lot 4 on RP68694 = 0.4047ha* (church)Total = 388.8334ha* (961* acres)COUNTRY:Soils vary from deep black self mulching black clay soils with a small area (30ha*) of red loam soils located on "Glenmore", adjacent to the building improvements.CURRENT FARMING & CROPPING:Currently has 110.3ha* (272* acres) planted to wheat which is included in the sale, the balance is fallow and 25ha* of red loam pasture country (could be cultivated and cropped) and 20ha* of timber and lagoon frontage country.WATER:Bore equipped with electric submersible reticulates to poly tank and troughs. IMPROVEMENTS:Machinery Shed: 30' x 105' with 25' x 60' skillion, steel construction.Silos: 1 x 70 tonne Grainmaster silo1 x 100 tonne Grainmaster silo1 x 160 tonne sealed Grainmaster silo1 x 160 tonne Grainmaster siloAll with aerators set on concrete slab. Cattle yards: Divided into 5 pens plus holding yard, race and CIA vet crush. The yard is timber construction, sawn rails with pipe gates (needs some repairs).Church and Hall: The church has a floor area of 120* square metres and consists of natural cypress pine walls and ceiling, ceiling fans and electric bar heating.In addition to the church building there is a very large standalone hall that includes a stage, a large supper room including kitchen facilities. The building is lined with masonite sheeting and consists of a floor area of 158* square metres.Both buildings are set on timber stumps, well-constructed, well maintained and power connected to each. There are also separate male and female amenities (besser block and concrete floor) and a fenced yard.This property has potential for a residence, gallery, accommodation, meetings, function facilities and much more.* = approximatelyAUCTION DETAILS:4th August 2023, 11.00amPicnic Point, Tourist Road, ToowoombaCan't attend in person? Watch the auction online!<https://raywhitetoowoomba.com/watch-our-auctions-live>