

**"Hawthorne" Millmerran-Leyburn Road, Yandilla,
Qld 4352**



Sold Cropping

Monday, 14 August 2023

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

Area: 260 m²

Type: Cropping

\$4,000,000

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 1 on RP120836 = 125.25ha* Lot 2 on RP120836 = 121.709ha* Lot 2 on RP56842 = 13.731ha* Total = 260.69ha* (644* acres)**CURRENT FARMING & CROPPING:** Currently has 80.39ha* (199 acres*) planted to wheat which is included in the sale, the balance long fallow ready for summer crop planting. There are 10ha* of river frontage and area around the buildings.**WATER:** Condamine River frontage + bore equipped with electric submersible, 3ph 80*, which reticulates to over head tank to the house and gardens.**IMPROVEMENTS:** Residence: Lowset 4 bedroom chamfer home (built 1966) with built-in cupboards in all bedrooms and ceiling fans. Combined kitchen/dining room, modern kitchen with ceramic electric hotplates, multi function wall oven, walk-in pantry, double bowl sink, reverse cycle air-conditioning and ceiling fans. Formal lounge with reverse cycle air-conditioning, ceiling fans and wood heater. Separate office/sewing room. New modern bathroom with separate shower and bath. Upstairs modern laundry with built-ins. 1 toilet. Covered rear patio. Single garage with attached store room. 15000 gallon rain water with pressure pump. Workman's/Cottage: Lowset two bedroom Atco frame portable home. Both bedrooms have built-ins, combined dining/kitchen with wall oven and ceramic cook top. Separate lounge with reverse cycle air-conditioning, office, bathroom, laundry and built-in cupboards. 5000 gallon tank with pressure pump. Shedding: Workshop shed: 25' x 60*, 5kW solar inverter system. Lockable vehicle shed: 25' x 25* Ex Dairy Shed with attached hay shed Machinery Shed: 30' x 80* Machinery Shed: 40' x 65* Barn: 15' x 30* Fuel tanks: approximately 2000 gallon available. Silo: 3 x 55 tonne in ground Lysaght silos and 2 x Lysaght seed silos. * = approximately **AUCTION DETAILS:** 4th August 2023, 11.00am Picnic Point, Tourist Road, Toowoomba Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>