

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



**Sold Cropping**

Monday, 14 August 2023

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

Area: 125 m2

Type: Cropping

**\$1,900,000**

**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 RP60495 = 125.503ha\*Total = 125.503ha\* (310\* acres)**CURRENT FARMING & CROPPING:**Currently has 41.28ha\* (102\* acres) planted to wheat which is included in the sale, the balance long fallow ready for summer crop.**WATER:**1 x equipped bore with submersible, reticulates over head tank, house and garden. 1 x equipped bore with mill, reticulates to same over head tank, house and garden (currently not in use).

**IMPROVEMENTS:**Residence: Lowset 5 bedroom timber home with lounge, separate dining, 3 recently painted bedrooms with built-ins, kitchen with wood stove and with upright electric, office, cellar, bathroom with shower, downstairs laundry, sunroom, 1 toilet plus rainwater tank.Double Timber GarageWorkshop/Machinery Shed: 30' x 80'\*Machinery Shed: 40' x 90'\* with 40' x 20'\* skillionSilos: 6 x 55 tonne in ground Lysaght silos with aerators.\* = approximately

**AUCTION 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>