

# Lot 4, Boonah Rathdowney Road, Dugandan, Qld 4310

## Residential Land For Sale

Friday, 19 April 2024

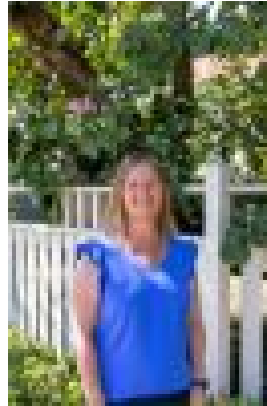
Lot 4, Boonah Rathdowney Road, Dugandan, Qld 4310

Area: 30 m2

Type: Residential Land



Deran Weale  
0438934350



Elspeth Forde

## REDUCED TO \$1,500,000

This 'Off the Plan' 76 acre allotment, situated minutes from the township of Boonah, presents a pre-existing business opportunity, versatility and a picturesque vista. Offering 'Instant Cash Flow' this lucerne farm includes 69 acres under a centre pivot & approx 7 acres of grazing country, bitumen road frontage, power to boundary, water via an irrigation licence from the Teviot Brook, 3 equipped interconnected bores and convenience to amenities. Do not miss your opportunity of securing this high calibre farming allotment, contact the Infinity Mill Team today to arrange your inspection. Lot 4 - 76.11 acres (30.80ha) 69 acres under centre pivot 7 acres under grazing Grazing country could be converted to farming country with travelling irrigation 36 acres of lucerne, planted August 2023, first cut approx December 2023 Irrigation Licence from the Teviot Brook 3 equipped interconnected bores Bore 1 - 7000gal Bore 2 - 5000gal Bore 3 - 5000gal Multiple water hydrants for additional irrigation 6-inch poly mains Zimmimatic Centre Pivot Bitumen road frontage Power to boundary from Boonah Rathdowney Road Partial fencing Hay making equipment available separately

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.