

**8524 Mt Lindesay Highway, Laravale, Qld 4285**

**CL**

**Mixed Farming For Sale**

Monday, 1 July 2024

8524 Mt Lindesay Highway, Laravale, Qld 4285

Type: Mixed Farming



Daniel Bukowski

**\$3,850,000**

\* 84.27 hectares (208 acres) in 10 titles\* Approx. 120 acres under pivot\* Approx. 55 acres watered by travelling irrigators\* Balance of land cleared grazing, ideal for horses or cattle\* Majority of water infrastructure is new, including pivot, underground mains, pumps and motors\* 100ML water allocation + 40ML water harvesting licence included in sale\* 5 submersible bores – 4 can run the travelling irrigators independently (gate valves in place). 5th bore used to top up the turkeys nest if necessary\* Turkeys nest – 5ML capacity, filled by 5 bores + river pump. Equipped with brand new, 75kW, variable speed pump (located inside a container). Used to run pivot and travelling irrigators. Pressurised water from turkeys nest to 4 troughs.\* River pump – Submersible, 3 phase 11kW \* Pivot – Lindsay Zimmatic, 376m, 8 span with 25m end gun. Operated remotely using the FieldNet app. \* Brand new 6” PVC underground mains with 8 hydrants \* 8” mains from turkeys nest to pivot\* 1 stock dam\* Horse paddock (approx. 5.6ha) with 3 hydrants\* 3 bay machinery shed (open – sided)\* Access to the property is via electric gates.\* Located 13km south of Beaudesert There is an option for the purchaser to lease an additional 57ML water allocation and 28.5ha under a second pivot on the eastern side of the Mt Lindsay Hwy. Planning is underway for a proposed 5 acres to be surveyed for a house site – subject to a boundary alignment.