



652 Clarendon Rd, Clarendon



## Quality Irrigated Cultivation Farm (211 Acs, 3 Homes on 5 Titles)

**Area/Land:** Total of 85.65 Ha or 211.64 Acres on 5 Titles Plus 2 Road Lease Titles / Approx 175 Acres of Cultivation including with the Huge Bonus of 60 Acres of Certified Organic with further 20 Acres in Conversion / Bordering Lockyer Creek on two sides / Lockyer Creek Alluvial Soils / Laser Levelled / Nice and Straight Paddocks Great for Lateral Irrigators / Currently Planted with Lucerne, Sorghum, Rhodes Grass / Suitable for Vegetables with Proven History

**Irrigation/Water:** 185 Mega Litre Lockyer Creek Water License / 3 x Equipped Bores with Sub Pumps / 110 Mega Litre Dam with 230HP Diesel 26" Flood Lifter China Pump & 30KW Pump that puts 18,000GPH @ 60 PSI to Hydrants / 35KW Creek Pump that puts 18,000GPH @ 60 PSI to Hydrants / 6" PVC Underground Mains with AR Hydrants ( Small Part is 4") / 5 Mega Litre Dam.

**Improvements:** 46m x 15m Enclosed Steel Hay Shed will Sliding Doors the Full Length ( Fits Approx 14,400 Square Bales of Storage ) / 18m x 18m Partly Enclosed Steel Hay Shed / 15m x 6m Machinery Shed / 20m x 14m Partly Enclosed Steel Workshop Shed / 16m x 12m Hay Shed / Small Storage Shed / 3 x 5 KW Solar Systems ( 2 on Farm 1 on House )

**Dwellings:** Main Home- Large 3 Bedroom Plus Office 1 Bathroom Home, Spacious Kitchen, Separate Lounge, A/C, Big 16m x 5m Covered Entertaining Area, 7m x 8m DBL Garage, Very Good Condition / Home No 2 - 3 Bedroom 1 Bathroom Timber Home, Open Plan, A/C, Currently Tenanted / Home No 3 - 3 Bedroom Plus Sleep out 1 Bathroom Timber Home with Garage, Currently Tenanted.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1894
<b>Land Area</b>	211.60 ac

### Agent Details

Ramon Bachmann - 0412 751 590

### Office Details

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**Location:-** Under 10 Mins From Lowood Town Centre / Approx 1hr & 10 Mins From Brisbane / 20 Mins From Brisbane Valley Hwy / Approx 1hr From Toowoomba.

**Over View:-** Long Held Proven Producing Farm. Very Neat, Tidy and Clean Farm with Very Good Infrastructure all Setup and Ready To Go..

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