



1599 Brightview Rd, Rifle Range



## Exceptional 126 Acre Property 1Hr From Brisbane

Price Reduced

You'll be hard-pressed to find a property that combines proven income generation with superior infrastructure and the versatility to support a diverse range of farming enterprises. Whether your interest lies in cultivating vegetables, raising horses, managing cattle, or growing fodder crops, this property offers an exceptional opportunity. Nestled in a stunning location, the views from the property encompass the distant mountain ranges and the lush, fertile flats below, creating an idyllic setting for both work and relaxation.

Land/Area:

This expansive property spans a total of **126 acres (51 hectares)** across **2 titles**. It features approximately **65 acres of Lockyer Creek alluvial soil**, known for its richness and fertility.. The remaining land comprises well-drained elevated grazing areas that are perfect for livestock. The property is partly fenced with new steel rail and barbwire paddocks, ensuring secure and manageable livestock operations.

Dwelling:

The residence on the property is a **large, immaculate two-story brick home** designed for comfort and functionality. It boasts **3 spacious bedrooms** and **2 modern bathrooms**, accommodating families or those seeking extra space for guests. The ground floor features **two large rumpus rooms**, which can serve as additional bedrooms, playrooms, or office spaces. The home also includes a covered entertaining area, perfect for hosting gatherings, and front and back

 3  2  30  126.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2003
<b>Land Area</b>	126.00 ac

### Agent Details

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verandahs that provide serene spots to enjoy the picturesque views and fresh air.

#### Outbuildings/Improvements:

This property is equipped with an impressive array of outbuildings and improvements that enhance its operational capabilities:

- **15m x 25m heavy steel concreted packing shed** with large, truck-accessible doors on all four sides, fitted with **3-phase power** and lighting for efficient processing.
- **30m x 7m lean-to** for additional storage or work space.
- **22m x 15m steel shed** with a gravel floor, suitable for machinery or equipment storage.
- **6-bay machinery shed** featuring a lockable workshop, predominantly concreted for durability and ease of maintenance.
- **5-bay machinery shed** ideal for stabling horses or additional storage.
- **7m x 12m garage** that is powered and concreted, providing secure parking or workshop space.
- Large, fully enclosed hay shed to keep fodder protected and dry.
- **24-pallet cold room** along with **his and her workers' toilets** for convenience.
- **Four 5,000-gallon water tanks** to ensure ample water supply.
- Dedicated **chemical shed** for safe storage of farming supplies.
- Cattle yards equipped with a crush for efficient handling of livestock.

#### Water/Irrigation:

Water management is a key feature of this property, with an **88 Meg Lockyer Creek water allocation** that includes a creek pump for irrigation. Additionally, there are **two equipped bores with sub pumps** and a **30 Meg dam with an electric pump**. The property benefits from a **6-inch underground main line**. Full pressure town water, ensuring reliable irrigation and water for livestock.

#### Location/Access:

Conveniently located, this property is approximately **1 hour from Brisbane, 30 minutes from Ipswich**, and only **5 minutes from Lowood**. The property features a bitumen driveway, hard stand areas for parking or loading, and easy truck access, making it ideal for transportation and logistics.

This unique property combines extensive agricultural potential with comfortable living spaces and excellent infrastructure. If you're interested in learning more or scheduling a viewing, please call Ramon today! This is an opportunity you won't want to miss.

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