



Mulgowie



## Excellent Features, Improvements, and Prime Location

This property, located in the highly sought-after Mulgowie area of southeast Queensland, offers exceptional opportunities for agricultural ventures. The Mulgowie region is renowned for its fertile soils and unregulated water supply, which are ideal for agricultural activities. The inclusion of a substantial vegetable processing shed significantly enhances the property's value, making it an attractive proposition for vegetable growers and agricultural entrepreneurs.

The sale comes with a list of machinery and equipment, allowing the buyer to begin operations immediately without the need for additional investment in infrastructure. This makes the property an ideal turnkey solution.

### Property Overview

#### Improvements:

A standout feature of this property is the impressive fully approved **vegetable processing shed**:

- **Size:** 51m x 21m x 8m high, providing ample space for various agricultural operations.
- Includes a **90 pallet single stake cold room** to maintain quality & freshness.
- 32Kw Chilling unit with 5000L chill tank
- Features **loading ramps, an office**, and a **smoko room** with toilets for staff

5 2 7 62.96 ac

**Price** \$3,750,000 NEG  
**Property Type** Residential  
**Property ID** 2025  
**Land Area** 62.96 ac

#### Agent Details

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convenience.

- The shed is fully concreted with **truck access, full lighting**, and **sanitary drainage**.
- Complemented by an **80,000L water tank storage** (fire protection) and a **septic system** for effective waste management. Please contact for more information

Additional improvements include:

- **3-bay workshop shed** (powered and concreted) featuring **2 x 20' containers** and a mezzanine floor for extra storage. Office.
- **Chemical shed** / Separate **lunch room** for staff comfort.
- An impressive upgraded **500KVA power supply** to support all your operational needs.
- **3-bay Colourbond shed** (powered and concreted) and a **2-bay carport** with a single lockup.
- **39.90Kw Solar System with 30Kw inverter**

#### Irrigation:

This property boasts an advanced irrigation system:

- **Irrigation bore** equipped with a **30Hp submersible pump**, providing access to high-quality, unregulated water.
- Two **stock bores** with submersible pumps ensure reliable water supply.
- **12 Ha Laidley Creek license** supports extensive agricultural activities.
- The system features a **PVC 6" underground main line** and **permanent sprinklers** spaced 9m apart on 14.6m rows, fully automated with a **fertilizer injection** system for optimal crop growth.

#### Land:

Spanning a generous **25.48Ha (62.96 acres)** on two titles, this property offers:

- A gently sloping, well-drained block with **high-quality Laidley Creek alluvial soils proven to be some of the worlds best soil**, ideal for diverse agricultural uses.
- Direct access to **Laidley Creek**, enhancing water availability for irrigation.
- Approximately **58 acres currently cultivated**, producing leafy salads and other fresh produce, showcasing the land's potential.

#### Included Machinery:

- Massey Ferguson 92Hp 4x4 Cab Tractor / Massey Ferguson 80Hp 4x4 Tractor / Serviced by Lockyer Machinery / Cos Line with Discharge / **DBL Salad Wash Line set up for Triple Wash** / Create Washer / Electric Forklift / Pumpkin Wash Line / 2 x Harvest Aids / **Duel Bell Baby Leaf Harvester** / Approx 40 Plastic Bins / Fuso 3.5T Truck with Tipper / Plus More
- This list of inclusions is included in the price but Vendors are happy to negotiate if not needed.

#### Dwelling:

Discover a spacious and inviting **5-bedroom, 2-bathroom brick home** designed for comfort and convenience. This property features:

- A versatile **granny flat/study**, perfect for guests or as a home office.
- A **large covered outdoor entertaining area**, ideal for hosting family gatherings or enjoying leisurely afternoons.
- **Ducted air conditioning** throughout, ensuring year-round comfort.
- An inviting **in-ground pool**, perfect for cooling off during hot summer days.
- Recently **renovated and in excellent condition**, this home is ready for you to move in and enjoy.

- Equipped with a **back to mains solar system**, promoting energy efficiency.

### Prime Location in the Picturesque Mulgowie Area

Discover a property with an unbeatable location:

- **Bitumen road access** for hassle-free transportation.
- Only **1 hour from Brisbane**, ideal for city commuters.
- Just **10 minutes to the local CBD**, providing essential amenities and services at your fingertips.
- A quick **15-minute drive to the Warrego Highway**, ensuring easy connections to regional destinations.

### Agent's Summary

With its combination of excellent features, improvements, and prime location, this property is a rare opportunity in the market. For further information or to arrange a viewing, please contact Ramon.

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