

Under Contract



Premium Cropping & Lifestyle Farm / 120 Acres of Prime Lockyer Valley Land with Water Security & Brand-New Home

Set in the heart of the renowned **Mulgowie agricultural district**, this immaculately presented 120 acre property offers a rare opportunity to secure high-quality cultivation land with abundant water, good infrastructure, and a stunning brand-new family home. Whether you're looking to expand your farming operation or escape to a productive lifestyle block, this property ticks all the boxes.

KEY FEATURES

Land & Production

- **120 acres or 48.56 ha total area**, with **approx. 50 acres of quality cultivation with 30 acres currently sown to Lucerne**
- **High-quality Lockyer Valley soils** – known for their fertility and productivity
- **Balance of land** consists of **timbered grazing** – ideal for livestock or future expansion
- **Large dam** with **extensive drainage and earthworks** completed throughout

Water Security

- **Three registered bores** attached to the title:
 - **1x unrestricted with no allocation Irrigation Bore:**
 - 22kW / 30hp Grundfos Submersible Pump

🛏 4 🌳 2 🚗 8 📏 120.00 ac

Price	P.O.A.
Property Type	Residential
Property ID	2080
Land Area	120.00 ac

Agent Details

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- Delivers up to **15,000 gallons/hour (55,000L/hour)** of **high-quality water**
- **2 Stock & Domestic Bores:**
 - 1 active submersible bore servicing house & shed
 - Up to **9,000L/hour** peak supply
- **Underground mains** provide water delivery across key cultivation areas

The Homestead

- **Built in 2024 – Brand New & Never Lived In**
- **Stroud Home**
- **Size:** Approx. **332m²** under roof
- 4 generous bedrooms + **dedicated office**
- 2 designer bathrooms
- **Large open plan living** with high 9-foot ceilings
- **Media room, butler's pantry, and island kitchen** – ideal for entertaining
- **Huge covered outdoor area** for all-weather gatherings
- **Ducted climate-control A/C** throughout
- **2-bay garage under roof**
- **60,000L freshwater tank capacity**
- **High-quality appliances and finishes throughout** – offering luxury and practicality

Shed & Infrastructure

- **Main Shed:**
 - 12m x 18m with 5.43m eave height
 - Sliding doors on two sides for **easy truck access**
 - Fully Concreted, Fully powered with lighting throughout, 2 x Tanks
- **Skillion Extension:**
 - 6m x 18m with 5.11m eave height
 - Additional storage or machinery coverage

Location

- **Highly sought-after Mulgowie area** in Queensland's Lockyer Valley
- **Dual road frontage** for ease of access
- Just **20 minutes to the Warrego Highway**
- **Approx. 1 hr 10 mins to Brisbane CBD**

The Opportunity

This property is perfectly positioned for commercial cropping, boutique farming, or a peaceful rural lifestyle with all the hard work done. With premium water access, quality infrastructure, and a stunning new home, it represents value in one of Queensland's most productive farming regions. A MUST SEE.....

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