Highly Productive Hydroponic & Cultivation Farm with Exceptional Water, Infrastructure and Quality Residence

Presenting an outstanding opportunity to secure a highly productive horticultural enterprise comprising **20.2 hectares (approximately 49.9 acres)** in the tightly held Glenore Grove district—an area renowned for its rich **Lockyer Creek loam soils**, reliable water resources and convenient access to major markets.

Boasting **approximately 17 hectares of productive cultivation** with **large, straight paddocks** ideally suited to efficient farming operations, this exceptional property has been thoughtfully developed for commercial horticultural production. Combined with extensive water infrastructure, premium hydroponic facilities and quality improvements, this is a genuine turnkey farming enterprise.

This impressive property combines a sophisticated hydroponic growing operation, extensive water infrastructure, substantial packing and machinery facilities, and a spacious four-bedroom residence. It is ideally suited to established growers, agricultural investors or operators looking to expand into one of Queensland's premier horticultural regions.

At the heart of the property is **just over two acres of greenhouse infrastructure**, supported by a highly developed and fully automated hydroponic fertigation and irrigation system. Together with five equipped bores, an approximately 18-megalitre dam and a creek water licence, the property offers the infrastructure required to support a serious commercial farming operation.

Greenhouse and Hydroponic Infrastructure

4 2 6 20.20ha

Price	P.O.A.
Property Type	Residential
Property ID	2159
Land Area	20.20 ha

Agent Details

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Ray Bachmann Real Estate

The property features a high-quality, highly productive hydroponic growing system incorporating:

- Just over two acres of greenhouse infrastructure
- Netafim GrowSphere automated fertigation unit
- Netafim dripper irrigation system
- Reverse osmosis machine
- Two 2,000-litre fertigation tanks
- Two 2,000-litre fertigation mixing tanks
- Two 30,000-gallon water tanks
- One 6,000-gallon water tank
- One 2,500-gallon water tank

A standout feature of this property is the **abundance of additional level, flood-free land** surrounding the existing greenhouse complex. This provides an outstanding opportunity for future expansion, with ample room to construct additional greenhouses, extend the current hydroponic operation, or diversify into other intensive horticultural enterprises (subject to any necessary approvals).

The established infrastructure and excellent water supply significantly reduce the cost of future expansion, making this an ideal property for growers looking to increase production without the challenges of developing a greenfield site.

The existing automated hydroponic system provides an excellent platform for intensive horticultural production and offers considerable time and cost savings compared with establishing a comparable operation from the ground up.

Exceptional Water Security

Water is one of this property's greatest strengths, with extensive infrastructure already in place:

- Five equipped bores
- Three bores fitted with 5HP pumps
- Two bores fitted with 3HP pumps
- Approximately 18-megalitre dam with 30HP pump
- Bores capable of pumping back into the dam or through six-inch underground mains
- Creek water licence
- 30HP creek pump
- Water licences included in the sale

The combination of bore water, dam storage, creek allocation and underground mains provides excellent flexibility for the ongoing operation of the farm.

Packing and Operational Facilities

The property offers an outstanding range of commercial infrastructure designed to support an efficient horticultural operation.

Packing Shed (Approx. 36m × 35m)

The substantial packing shed is well equipped to support harvesting, processing, cooling and dispatch operations and includes:

- Jinko 100-panel solar power system
- Office
- Staff smoko area
- Toilet facilities
- 12-pallet cold room
- 24-pallet cold room

Additional Infrastructure

- **Workshop** – Approximately **9.5m × 8.5m**
- **Machinery Shed** – Approximately **9m × 24m**
- **Hay Shed** – Approximately **18m × 18m**
- **Large Machinery Shed** – Approximately **16m × 12m**
- **Boat Shed** – Approximately **16m × 6m** with adjoining awning
- **Garage/Shed Complex adjacent to the residence** – Approximately **10m × 26m**, providing excellent storage for vehicles, machinery, equipment or workshop space.

The extensive infrastructure provides ample space for machinery, equipment, vehicles, produce storage and day-to-day farming operations, making this an exceptionally well-equipped commercial horticultural property.

Spacious Family Residence

The property is complemented by a substantial residence of approximately **328.27m²**, offering comfortable family living with room for everyone.

Residence features include:

- Four bedrooms
- Separate study
- Main family bathroom
- Ensuite to the main bedroom
- Spacious open-plan kitchen, lounge, family and dining areas
- Separate children's games room
- Three split-system air conditioners
- Gas hot-water system
- Security screens throughout
- Covered outdoor entertainment area
- Pop-up sprinkler system
- Fully fenced house yard
- Approximately 22,000-gallon rainwater tank

Three additional sheds are conveniently positioned near the residence, including one with an awning, providing further vehicle, workshop or household storage options.

Additional Entertainment Area / Granny Flat

A separate multipurpose building provides further flexibility and is suitable for use as a barbecue area, bar, entertainment room or potential granny-flat-style accommodation (subject to any necessary approvals).

Features include:

- Water connected
- Split-system air conditioning
- Flexible indoor entertainment or accommodation space

Premium Lockyer Creek Loam Soils

Renowned throughout South East Queensland, the **Lockyer Creek loam soils** are highly regarded for their exceptional fertility, drainage and productivity. Combined with approximately **17 hectares of cultivation**, large straight paddocks, outstanding water security and quality infrastructure, this property presents a rare opportunity to secure one of the district's premier horticultural enterprises.

Strategic Location

Positioned close to the Warrego Highway, the property provides excellent access for transporting produce to Brisbane, Ipswich, Toowoomba and beyond.

Approximately:

- **Under 5Minutes to Warrego HWY**
- **20 minutes to Gatton**
- **45 minutes to Toowoomba**
- **1 hour to Brisbane**
- **1 hour 45 minutes to the Gold Coast**

A Rare Turnkey Farming Opportunity

Properties of this calibre are seldom offered to the market. Combining **20.2 hectares of premium farming land**, approximately **17 hectares under cultivation**, a highly productive automated hydroponic growing operation, exceptional water security, extensive infrastructure and a quality family home, this outstanding property is ready for its next owner to continue and expand a successful horticultural enterprise.

Contact Ramon Bachmann at Ray Bachmann Real Estate today to arrange your private inspection or request further information.

Disclaimer: While every effort has been made to ensure the accuracy of the information provided, Ray Bachmann Real Estate makes no warranty as to its accuracy and interested parties should make their own enquiries and satisfy themselves as to all aspects of the property.

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