

FOR SALE

RE/MAX
Property Group



1204 Bauple-Woolooga Road, Gundiah

Glencobie offers an outstanding opportunity to purchase a multi-titled, high-capacity, top-quality grazing and irrigation property along the tightly held Mary River system. This hard-to-find property has just become available, boasting 210 acres, a 6-bedroom, multi-living room home with an updated kitchen, and substantial shed and cattle processing infrastructure. Here's the clincher: there are opportunities to secure up to another approx. 92.91 acres with boundary realignment in place, offering 5 subdivision lots for future resale value and improved stock capacity.

6 2 4

Price: \$2,397,000

View: remax.com.au/property-details/L26093905

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RE/MAX Property Group, Gympie

The Property:

/> - 210 Acres (Glencobie on 4 lots)

- 1.5 km Mary River Frontage**
- 25-Megalitre Water License**
- 55-Acre Cropping Paddocks**
- 10,000-Gallon Tanks for Troughs**
- Additional Land on Offer: 3 x 16.8 Acre Lots, 1 x 24.22 Acre Lot & 1 x 18.29 Acre Lot, All Sold Separately**
- Undercover Cattle Yards, Race, and Ramp Facility**
- 15 Fully Fenced Paddocks**
- Lane Ways & Horse Stable**
- Stock Capacity of 80 Breeders + Progeny**
- Sheep Paddock with Sheep Barn, Lamb Pen, and Race Facility**
- Mixed Grasses Including Rhodes, Blue Grass, Wyn Cassia, Bahiagrass, Couch Grass**
- Large Hay and Machinery Shed with the Capacity to Hold 400 Round Bales**
- 55-Acre Cropping Paddock Comfortably Capable of Producing 400 Plus Round Bales a Cut**
- 4 Dams + 35m Deep Borehole**
- 500-Meg Dam with 40kw Irrigation Pump**
- 6-Inch Underground Mains Throughout the Property**
- 8-Yard Feedlot with Troughs in Each**
- 500-Meg Dam at Full Capacity**
- 9 Dams Throughout the Property**
- 1500 Gallons per Hour Bore**
- 2 Pump Houses with Electric Irrigation Pumps, One with 30hp on Pontoon**
- 1 Large Fully Netted Sheep Paddock with Sheep Shelter, Lamb Pen, Race Facility**

The House:

- 6 Bedrooms Plus Ensuite to the Main Bedroom**
- Modern Kitchen**
- Ceiling Fans in All Rooms**
- Air Conditioning in Three Bedrooms and Living Room**
- 5000-Gallon House Tank**
- 4-Bay Garage**
- Large Chicken Run and Coop**

Glencobie is a place to feel at home, with the tranquillity of the river, numerous shade trees, the ease of working cattle in a great set of cattle yards and you have the luxury of the land that holds grasses exceptionally well all year

<http://www.remaxpropertygroup.com.au>

Each office independently owned and operated

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