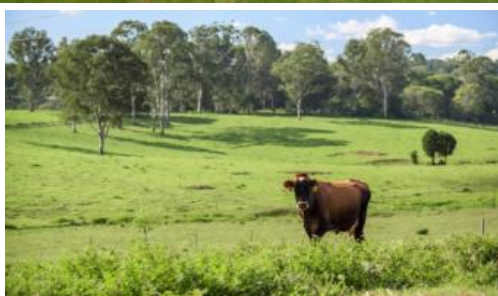


SOLD



"Nallaview" And "Pipis" Peachester And Commissioners Flat Rds, Peachester



Peaceful Rural Living...Dairy Farm on 3 Titles

This tightly held dairy farm, a total of 550 acres, on three titles, located amongst the green rolling hills of Peachester, in the lush Sunshine Coast hinterland, offers an opportunity to enjoy an idyllic country lifestyle with strong cash-flow income.

Infrastructure on the property includes: three separate residences including a manager's residence/office, full working dairy, extensive irrigation system ensuring the land is drought proof, machinery sheds, paddocks, fencing, pumps and a variety of other machinery and equipment that can be purchased with the property.

Currently the property has a commercially viable contract in place with Parmalat, who is purchasing the entire milk supply, and has indicated willingness to purchase more, if production was increased. There is capacity to produce more milk on the property to increase cash-flow and margins, with some further

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Price	SOLD
Property Type	Residential
Property ID	1214

Agent Details

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PROPERTY GROUP

investment in expanding the dairy and some fresh energy and capital it is estimated that it could produce around 1.8 million litres per annum, which would generate a very attractive income.

Originally the farm was stocked exclusively with Illawarra cattle, and over the years this has evolved to a variety of breeds, with quality always the focus. Approximately 350-400 head of cattle are currently on the property; there is also an on-site Manager who oversees all farm and dairy operations on a daily basis. The dairy will milk 18 cows at once on a 9 a-side herringbone configuration, there is also a loyal staff of 5-6 dairy workers who attend milking daily.

Every acre of grazing is highly improved pasture, and the owner is a surveyor, so the survey pegs are extremely accurate, very helpful if reconfiguring paddocks, erecting new fencing etc. At the highest point of the property with a perfect north-east aspect and 360 degree views there is the main residence; a large 5 bedroom, 3 bathroom family home that is in need of modernising and refurbishment, it is perfectly positioned on the property.

There is abundant water, pumped from the Stanley River, and one section of the property boasts three miles of river frontage, whilst another has three quarters of a mile; the irrigation system is extremely efficient and has kept the pastures well-watered and lush, even in the driest of seasons.

Whilst currently a working dairy farm and suiting a variety of agricultural or horticultural endeavours, there may be potential (with council approval) to explore other options, including eco-tourism, perhaps weekend farm stays, or retreat cabins.

Located just 4.52 kilometres to the local convenience store, Peachester has a local school, and the townships of Beerwah and Woodford with their amenities are less than a 10 minute drive. With Brisbane only an hour away, this could also make a delightful weekend country retreat for an urban professional,

with the on-site Manager running the day to day operations of the farm.

Long term owners purchased in 1978, but have since retired and relocated...so time to sell, and there is a serious commitment to secure a sale.

For an Information Memorandum, or general enquiry, contact Agent.

550 acre dairy farm on three titles with abundant water/irrigation;

Fully working dairy with on-site Manager & contract with Parmalat;

Infrastructure includes: 3 residences, machinery sheds, dairy + more;

Clear capacity to produce more milk to increase margins & cash-flow;

Nearly 4 miles of frontage along the Stanley River, gentle undulating hills;

Main residence positioned at highest point of property with 360 degree views;

Mixture of breeds including quality Illawarra Cattle, approx 350-400 head;

All improved pasture, efficient irrigation system drought-proofs property;

Private, tranquil setting in beautiful Sunshine Coast hinterland, simply idyllic;

Less than 5 kms to local primary school & convenience store;

Townships of Beerwah and Woodford are less than 10 minutes drive;

Long term owner purchased in 1978, and has now relocated & retired;

Subject to council approval there may be future eco-tourism potential;

Absolutely must be sold, owner needs a result this financial year;

Contact Agent for Information Memorandum and full details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.