

An aerial photograph of a rural property. In the foreground, there is a dense thicket of green trees and bushes. A white barn with a grey roof is situated in the middle ground, surrounded by green grass. To the left of the barn, there is a small pond. In the background, there are rolling hills and a clear blue sky with scattered white clouds. A red banner with the 'Elders' logo is in the top right corner.

*Elders*

## Lupton Road

Versatile 31.52 Ha holding with exceptional exposure

**For Auction**

BEAUDESERT, QLD 4285



# Elders Beaudesert is proud to present this versatile rural holding with excellent flexibility for *agriculture, investment, commercial* development.

This versatile rural holding is offered across eight individual titles, presenting excellent flexibility for agriculture, investment, commercial development, or future landbanking opportunities (STCA).

The property enjoys Lupton Road frontage on two sides, frontage to the Beaudesert By-Pass and exposure to two of the major roads leading into the town. The property is situated close to the Beaudesert Racecourse, with surrounding uses predominately equestrian and agriculture. The property is affected by flooding but has the rare factor of the frontage to the Beaudesert bypass, providing outstanding access and visibility.

Infrastructure is well established with a substantial 55m x 20m main shed complemented by a 40m x 45m skillion, plus a second 30m x 20m machinery shed, offering ample space for equipment, storage, or operations.

Water security is supported underground irrigation mains, and a large dam/lagoon by two bores, 6-inch PVC with hydrants

The land features quality alluvial soils that have successfully produced a range of crops including cereals, lucerne, corn, and pumpkins, and is currently predominantly improved pastures, making it suitable for both cropping, agistment and grazing enterprises.

## Land

31.52 Ha | 77.8 Ac\*

## Auction

THU 7TH MAY, 10:30AM  
(UNLESS SOLD PRIOR)  
COUNCIL CHAMBERS  
BRISBANE STREET,  
BEAUDESERT.



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**Elders Real Estate Beaudesert**



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