



2939 Mosquito Creek Road, MOSQUITO CREEK, QLD 4387

'Mount Bodumba' A Well-Developed Grazing Block with Water Security and Scope to Expand

1,055.00 hectares, 2,606.91 acres

Nestled within Queensland's picturesque Darling Downs, Mount Bodumba presents an exceptional opportunity spanning approximately 1,055 hectares (2,607 acres) of versatile grazing and mixed-use country. Only 1.5 hours from Toowoomba and conveniently located near Inglewood (40km) and Warwick (93km), this property delivers scale, established infrastructure, and reliable water resources ideal for diverse rural ventures.

Versatile Landscape & Land Use

Mount Bodumba showcases varied terrain, from gently rolling traprock hills to fertile box hollows and creek flats historically suited to cultivation and irrigation. Extensive improvements include chaining, stick-raking, and aerial Graslan treatments, transforming the land into productive pastures. Four cleared paddocks with newly constructed exclusion fencing ensure security for sheep, goats, and cattle, offering potential for pasture cropping and diversified farming operations.

Substantial Water Security

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183484

SALE DETAILS

\$1,600,000

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUST LTD**
SW1, Level 1, 52 Merivale
Street
SOUTH BRISBANE, QLD
07 3840 5522

Andrew Williams
0429 004 299

Central to Mount Bodumba's appeal is its substantial 167ML water licence (No. 26567H), sourced from a large central dam strategically positioned to service former irrigation areas. Additional dams throughout the property guarantee year-round water availability, reinforcing operational sustainability and confidence.

Flexible Accommodation Options

The property includes a partially completed, private 2-bedroom cottage located near the creek, with materials onsite for easy completion-ideal as a weekend retreat or manager's accommodation. Additionally, a spacious 4-bedroom, 1-bathroom home offers significant renovation potential, perfect as a permanent residence or comfortable accommodation for larger families.

Excellent Access & Strategic Location

Mount Bodumba provides the perfect blend of rural tranquility and practicality, accessed by a well-maintained gravel road, with proximity to essential services and livestock markets in Warwick and Toowoomba.

Property Highlights:

- Approx. 1,055ha (2,607 acres) freehold property
- Diverse topography from productive creek flats to grazing hills
- Well-developed infrastructure, including new exclusion fencing
- Robust water infrastructure with a 167ML water licence
- Accommodation: partially complete 2-bedroom cottage and 4-bedroom home
- Conveniently located in the Darling Downs, just 1.5 hours from Toowoomba

Mount Bodumba represents a rare chance to acquire a well-appointed rural property with immediate operational potential and significant future possibilities. This tightly held region is the ideal backdrop for your agricultural ambitions, lifestyle dreams, or strategic investment.

- Land Area 1055 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

Bedrooms	4
Bathrooms	1





