



98 Shepperd Road, VALE VIEW, QLD 4352

74 Acres of Prime Position Blue Chip Lifestyle and Grazing Land a few minutes to Toowoomba!

29.94 hectares, 73.99 acres

Held by the same family over three generations, it is our honor and privilege to announce that this beautiful parcel of land will be offered for sale by Public Auction on Friday the 28th November 2025 at 11:00am at Elders Rural 328 Taylor Street, Toowoomba.

This property is a rare opportunity not to be missed. Being just a few minutes drive to Drayton and 5 or 10 minutes into Toowoomba's CBD, land of this size, position and convenience to town, very rarely become available to acquire. Woolworths Shopping Complex, a Chemist and Medical Centre, Bunnings, and the UniSQ are all just minutes away. And you are spoilt for choice of Primary Schools, there being the Vale View, Drayton, and Wyreema where there is also a Childcare Centre, all literally just a few minutes away in. Toowoomba is blessed with a host of quality private and public Secondary Schools all accessed through the school bus network.

We have all driven past this property over the past decades depending on your age and admired its appeal and ideal blend of Iron Bark shady treed country on its Southeast corner, opening to the very gently sloping grazing land, with long term established

TYPE: Auction

INTERNET ID: 300P187753

AUCTION DETAILS

11:00am, Friday November 28th, 2025

CONTACT DETAILS

**Elders Real Estate
Toowoomba**
202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

grasses and pasture that have never been overstocked. The former cultivation contours have been retained and still benefit the property.

A 'clean slate', it provides you with any number of superb building sites from which to make your choice of location to build your dream home and establish infrastructure exactly as you choose in the position, aspect and views to enjoy. An exercise that could be your exciting privilege and pleasure to undertake, after securing the purchase of this prized parcel.

Boasting a beautiful mix of basalt chocolate and soft alluvial black soil types, suitable for grazing the livestock of your interest, be it cattle, sheep, or horses, or return it in part to cultivation if you wished to do so. A small dam is situated toward the Southeast quarter of the property. A connection to mains power supply is beside the property.

The property's perimeter is very well fenced around its entire perimeter. The internal fencing and laneways are older and require some attention.

Remarks: This 'Blank Canvas' property deserves to be developed and established into a quality lifestyle package, complete with an architectural executive style home and quality infrastructure, taking advantage of its aspect, maximizing its potential, and ensuring its inevitable substantial growth in value. The fortunate Buyer astute enough to take this unprecedented opportunity to make it their own, will be very glad they did.

Rates: Approximately \$2000 per half year. To be specified by Council at/after Settlement.

Your viewing of the property is highly recommended. Please call the Agents Murray Troy on 0400 772 210, or Trevor Leishman on 0427 598 106 to arrange your personal viewing.

Please note: Inspections are Strictly by Appointment, and only in attendance with the Agents. No unauthorized or unaccompanied entry to the property is permitted.

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

- Land Area 29.942691 hectares





