



5200 Warrego Highway, CROWLEY VALE, QLD 4342

In the Heart of Salad Bowl Country!

24.00 hectares, 59.30 acres

This 24ha (59.28ac) outstanding horticultural enterprise presents a rare opportunity to secure a highly productive, operationally ready rural holding in one of South East Queensland's premier agricultural districts.

Combining advanced protected cropping infrastructure, substantial broadacre farming capability and comfortable onsite accommodation, the property is ideally suited to intensive horticulture or diversified agricultural production.

At the heart of the operation is an impressive approximately 1-hectare CRAVO greenhouse, purpose-built for efficient year-round production.

The facility features 80 growing rows with 240 drippers per row, integrated track systems capable of doubling as heating lines, fogging systems for temperature control, insect netting and a fully vented roof.

TYPE: For Sale

INTERNET ID: 300P196014

SALE DETAILS

Expressions Of Interest!

CONTACT DETAILS

ELDERS RURAL SERVICES AUST LTD
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SOUTH BRISBANE, QLD
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Importantly, all water and power infrastructure has been designed to allow for future expansion, with the greenhouse capable of being doubled in size.

Supporting the greenhouse is a sophisticated, fully automated irrigation and water treatment system engineered to ensure precise nutrient delivery and consistent water quality.

This includes an RO water treatment plant, Priva water management system, dual mixing tanks, water recycling capability, a 270,000-litre clean water storage tank, 110,000-litre recycled water tank and two 20,000-litre bore water poly tanks.

Water security is a major asset, with three licensed bores (two equipped) delivering approximately 5,000 gallons per hour each into a fully lined 50-megalitre ring tank.

Infrastructure includes 4kW submersible bore pumps, a 60hp variable speed irrigation pump servicing both the greenhouse and wider property, plus pressure switch shut-off systems for operational efficiency.

Beyond the Green House, approximately 55 acres of productive cultivation land provides significant flexibility for expansion or mixed farming pursuits.

Previously utilised for crops including cabbage, broccoli, beans, onions and lucerne, the property is serviced by extensive underground irrigation mains (predominantly 6-inch, with some 4-inch) and 10 hydrants.

Extensive shedding and operational improvements include:

Main Shed (15m x 9m)

- Air-conditioned lined office
- Secure plant room housing Priva system and mixing tanks
- 3-phase power, internet and concrete flooring

Packing Shed (32m x 15.5m)

- 24-pallet cold room
- Vented roof cap
- Multiple roller and sliding door access
- Concrete floor

Workshop (10m x 4m)

- Powered, concrete floor, three-sided

Storage Shed (18m x 12m)

- Fully enclosed with concrete floor

Machinery Shed (18m x 8m)

- Part lockable with concrete flooring

The charming 1950s timber residence offers practical onsite accommodation featuring four bedrooms, one-bathroom, traditional tongue-and-groove walls and ceilings, a four-car lockable garage, 20,000-litre rainwater storage and separate bore water supply for gardens and amenities.

Included in the sale are valuable operational assets such as greenhouse management computers and software, five operational electric scissor lifts (plus two additional units requiring attention), eight produce trolleys, and a Bogaert electric jet sprayer, all compatible with the greenhouse track system.

Additional income is generated via two double-sided highway billboards, providing a handy supplementary income, while a 165kVA backup generator ensures operational continuity.

Strategically positioned just 1 hour to Brisbane CBD, 1 hour 5 minutes to Brisbane Airport, and under an hour to the Brisbane Markets, this exceptional property offers scale, infrastructure and water security seldom found in a single holding.

A genuine turnkey opportunity for serious horticultural operators or investors seeking a premium agricultural asset.

- Land Area 24 hectares
- Bedrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	0





