



3094 Mosquito Creek Road, MOSQUITO CREEK, QLD 4387

"Ballancar" Significant Southern Downs Rural Holding

948.50 hectares, 2,343.74 acres

"Ballancar" presents an outstanding opportunity to acquire a large-scale, well-developed mixed grazing operation in the heart of the Southern Downs. Rising gently from fertile creek flats through productive red basalt loams to elevated trap soils, the property combines highly arable cultivation with shaded, semi-open grazing country.

Recent development works, including land clearing and stick raking, ensure that the property is primed for productivity and future expansion.

Location: Approx. 90km to Toowoomba & Warwick, 45km east of Inglewood

Area: 948.58 hectares (2,344 acres approx.)

Soils: Creek flat loams rising to red basalt and elevated trap soils.

Pasture Development: Significant areas recently pulled and stick raked.

TYPE: For Sale

INTERNET ID: 53P1225

SALE DETAILS

\$1,950,000

CONTACT DETAILS

**Elders Real Estate
Warwick**

139 Palmerin Street
WARWICK, QLD
07 4667 8200

Andrew Williams
0429 004 299

Fencing: Newly constructed exclusion fence plus progressive new internal fencing.

Infrastructure:

New steel cattle and sheep yards.

Machinery shed and shearing shed.

Residences:

Comfortable homestead.

Second cottage for staff, family, or guest accommodation.

With quality infrastructure, excellent soils, and further development potential, "Ballancar" offers scale and versatility for beef, sheep, or mixed farming operations. The property also provides the rare opportunity to acquire additional adjoining land, further enhancing productivity and long-term value.

- Land Area 948.5 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1



