



## 18 Calico Creek Road, Long Flat



### CROPPING OR GRAZING LAND

#### FERTILE SOIL, ABUNDANT WATER AND EXCELLENT INFRASTRUCTURE!

Successful farming is all about having productive soil, unlimited water, and state of the art equipment.

Just add a little sunshine!

While this 63-acre (25.52 hectare) property has a long frontage to Calico Creek, there is also a 70ML water allocation from the Pie Creek / Mary River irrigation pipeline.

The whole property can be irrigated, half by a central pivot irrigation system.

The central pivot system is state of the art technology, giving you total control, wherever you are.

In the past, the agriculture use has been cropping and grazing. However, whatever your agricultural opportunity, if it relates to fertile soil, an almost unlimited water supply and state of the art irrigation infrastructure, then this is the property for you.

The property is well fenced, has 3-phase power and some excellent house sites.

18 Calico Creek Road is located on the corner of Calico Creek Road and Mary Valley Road, less than 10 minutes from Gympie with easy access to the Bruce Highway in either direction.

Inspections can be arranged by contacting Ron Jeffery from RJR Property on 0402 223 201.

Fertile soil, abundant water, and excellent infrastructure ... it's a lifestyle choice!

📏 25.52 ha

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	Residential
<b>Property ID</b>	909
<b>Land Area</b>	25.52 ha

#### Agent Details

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## RJR Property

