

Lot 67, Beutels Rd, Patrick Estate, Qld 4311



Residential Land For Sale

Wednesday, 8 January 2025

Lot 67, Beutels Rd, Patrick Estate, Qld 4311

Area: 64 m2

Type: Residential Land

Auction

An opportunity of a lifetime has hit the market & the owner is selling! First time offered since 1908 - LOT 67 - 160.4 Acres
Glorious blue-chip fattening and grazing country, only minutes to Fernvale, Lowood & Coominya. There are 6 Lots
totalling 836 Acres in its entirety or owner at this stage will sell them individually. If a buyer wishes to buy the full 836
Acres; then a whopping 100 Mega litre water licence is attached to the property from the Brisbane River plus and
additional attached water harvesting licence from Spring Creek, which can be pumped into the main dam on Beutels Rd,
Patrick Estate. These water licences will not go with the blocks separately/individually if the property is not sold as a
whole. LOT 67 - 160.4 Acres Access to the property is located on Beutels Rd, Patrick Estate. Upon entering you are
greeted with endless Mountain views and beautiful rolling hills that are truly Magnificent! • Quiet street
position • There are numerous possible house sites - choose your dream position to build and capture the glorious
Somerset Sunsets that await! • Approximately 15 - 20 Acres of historical cultivation previously producing Watermelons
and Pumpkins. • The red soil currently produces luscious paddocks of Bissett Blue Grass, Green Panic, Rhodes Grass,
Natalia & Seteria Grass plus the entire block has vast spread Win Casie Legumes, assuring abundant Nitrogen revitalises
the land. • Large Dam & Expansive water holes from Spring Creek that trail through the property. • Blocks are Well
fenced and ready for livestock. This absolutely amazing terrain awaits the next generation of Horse Breeders or Cattle
Grazers to bring their energy and make new memories on the farm. The property has been cherished and loved for
generations, however, now reluctantly is being brought to Auction. AUCTION Date: Saturday 22nd March Time:
11:00am Place: 151 Beutels Rd, Patrick Estate Owners will consider Individual offers on the blocks or Entire property
offers prior to Auction! Lot 66 and Lot 75 also being Auctioned on the same day/time. Don't Miss your chance to secure a
stunning slice of Somerset, where you can enjoy the peaceful country lifestyle with the convenience of town at your
fingertips! Contact the agent for more information and inspection arrangements. Sean O'Connor Ph: 0412 038 117