

**1235 Kirknie Road, Kirknie, Qld 4806**



## **Cropping For Sale**

Thursday, 11 April 2024

1235 Kirknie Road, Kirknie, Qld 4806

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 223 m2**

**Type: Cropping**



Robert Murolo

## Auction

Don't Miss Out on Your Easy Irrigation Farming Opportunity! Are you ready to seize the chance to own a prime piece of agricultural land? Look no further than this sprawling property located at 1235 Kirknie Road via Home Hill. With a total area of 213 hectares (527 acres), this easy irrigation farming opportunity is beckoning to astute investors and seasoned farmers alike.

**Key Features:**

- Prime Location:** Situated just 15 minutes from Home Hill and a mere hour's drive south of Townsville, this property offers the perfect blend of rural serenity and accessibility to essential amenities.
- Abundant Water Supply:** With a water allocation of over 2000 megalitres, including underground infrastructure and recycle pits, water scarcity will never be a concern. This ensures optimal irrigation for your crops year-round, maximizing productivity and yield.
- Versatile Cultivation:** Boasting 166 hectares of cultivatable land, primarily used for the 2024 crop of sugar cane, this property offers immense potential for diverse agricultural pursuits. Whether you're interested in expanding the current sugar cane operation or exploring alternative crops, the fertile soil and ample water resources provide a fertile canvas for your farming endeavors.
- Infrastructure and Machinery:** Equipped with large sheds complete with a workshop, as well as farm machinery, this property is designed for efficiency and ease of operation. From storage to maintenance, every aspect has been thoughtfully planned to support a seamless farming operation.
- Residential Comfort:** Nestled amidst the verdant landscape is a lowset brick veneer home, offering comfortable living quarters for you and your family. Enjoy the tranquility of rural life without sacrificing modern conveniences.

**Auction Details:** Mark your calendars for the auction, which will be held onsite at 1235 Kirknie Road Kirknie on the 23rd of May, 2024, at 11:00 AM. This is your opportunity to secure a slice of Queensland's fertile lands and embark on a journey of agricultural prosperity.

**Inspection:** Inspections are available by appointment only. Contact Robert Murolo at 0418 799 934 or email [robert.murolo@elders.com.au](mailto:robert.murolo@elders.com.au) to schedule your private viewing and discover the full potential of this exceptional property.

**Don't Delay, Act Today:** With its unparalleled location, abundant water supply, and versatile cultivation opportunities, this property represents a rare chance to turn your farming aspirations into reality. Don't miss out on this golden opportunity to own your piece of Queensland's agricultural paradise. Offers prior to the auction date will be considered !!!!!!!