

27948 Bruce Highway, Inkerman, Qld 4806



Cropping For Sale

Tuesday, 9 January 2024

27948 Bruce Highway, Inkerman, Qld 4806

Bedrooms: 4

Parkings: 1

Area: 63 m2

Type: Cropping



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Expressions of Interest - Closing 28/02/2024

Inspect Today! The Burdekin has long been regarded as one of the most productive agricultural districts in Australia. In recent years harsh climatic conditions and water shortages in other parts of the country have further highlighted the region's strengths. Even in the face of Australia's worst drought in living memory, the mighty Burdekin remain resilient and prosperous, the reason for this can be summed up in one word WATER!!! That water supply includes a huge underground aquifer, the vast Burdekin and delta watercourses and the mighty Burdekin Falls Dam, which holds four times more water than the Sydney Harbour. The Burdekin's abundant, all year-round supply of good-quality water as the regions number one asset. The districts rich supply of irrigation water combines with about 300 days of sunshine a year and fertile, well-drained soils, to make the Burdekin the most productive sugar cane growing area in Australia. About 80,000 ha of land in the Burdekin is dedicated to sugar cane. Burdekin farmers produce an average of 120 tonnes of cane per hectare - well above the national average of 80 tonnes per hectare. The property is currently growing sugar cane and is a one-man operation, with great infrastructure. It is an above average producer and has an abundance of water. This property has potential to grow a variety of crops such as sweet corn, maize, sorghum, lucerne, beans, melons, capsicum, any crop you desire. The sheer volume of water availability and the flexibility of this property create an outstanding investment opportunity. Inspections are highly recommended as the vendors want the property sold.

AREA: Approximately 63.26Ha (156.31 acres) 1 titles freehold. **CULTIVATION AREA:** Approximately 52.02Ha (128.54 acres). **SOIL TYPES:** Clay Loams to Sandy River Loam soils. **HOUSE:** The property has a 4-bedroom home with one port garage and an undercover sale to the front garage and BBQ area, lounge, dining and a recently renovated Kitchen, the home has 2 x 1"1/2 submersible bores. **MACHINERY SHED:** The property has one 5 bay machinery shed with 3 sides enclosed with 2 phase power. **MACHINERY:** • Fiat F115 4x4 cab tractor 115hp • TW 20 Ford 2WD cab tractor 160hp • Ford 5000 2WD 80hp • International 766 100hp • Silvan 800L tank with 4 row boom sprayers with Irving legs • Chemical hopper • 1 Tonne trash incorporator with stainless box • 24 plate bonel disc harrow with drag roller • 20 plate 3 point linkage disc harrow • Bag lifter on wheels • 1800L water tank trailer • 120" Howard hoe with crumble roller • 90" Howard hoe • Multi weeder • Fluming roll up with hydraulics and assorted size rollers • Marker bar • Back blade • Cultivator with 10 x 1"1/4 Spring tynes • 2 row centre busters with 4 x spring Tynes with crumble rollers • 6ft Slasher • 7 tyne Grubber with crumble roller • 2 row light duty trash incorporator • 2 row hill up boards • 5 Disc Plough • Cane push bar on 3-point linkage • 2,200 L Diesel overhead storage tank

RAINFALL: Average rainfall approximately 35 to 40 inches per annum. **WATER:** This property comes with 4 underground Electric bore pumps and 2 open water pumps the property can be watered within 6 days very comfortable, the property has approx. 408 Megs from Lower Burdekin Water with a licence to take. • 3-4 Diesel Kubota open water recycle pit pump | 1 x 5-6 Open water Southern Cross electric | • 6-6 Kelly & Lewis bore electric motor • 6-6 Southern Cross bore electric motor | • 4-5 Southern Cross bore electric motor

PIPELINE: The pipeline on the property is poly and with a small portion being concrete, the whole farm is interconnected with risers throughout for ease of watering. **CROP:** Cane crop for 2024 will be approx. 5,000 - 5,500 tonnes, fertilised and sprayed. No forward pricing for 2024 has been completed by the vendor. For more information on this cane farm, or to inspect, contact: Bill Micola | Real Estate Specialist Townsville | Mobile 0418 778 674 Or John Mottin | Real Estate Specialist Ayr | Mobile 0428 668 846