

50950 Bruce Highway, Ingham, Qld 4850



Sold Cropping

Tuesday, 13 February 2024

50950 Bruce Highway, Ingham, Qld 4850

Area: 100 m2

Type: Cropping



Henry Slaney

\$600,000

The property is an operational Cane farm so may suit the following...New entrant into the sugar industry
Opportunity for cattle fattening
Passive investor looking to buy & lease.
Existing Cane farmer looking for expansion.
Income producing investment with recreational use.
Combination of the above.
Location: The property access is via the Bruce Highway approximately 12km north from town of Ingham and 110km north of Townsville. The property accesses all the services of the Ingham township, population approx 4500 people. Ingham is an historic town and supports the very well-established sugar industry and to a lesser degree beef cattle. Nearby are the beachside hamlets of Forrest Beach, and Lucinda offering the boatee close access to the Great Barrier Reef, Hinchinbrook Island and a multitude of fishing and sailing opportunities. Townsville is a vibrant city of approx 200,000 with diverse industry and opportunity for employment, business and higher education. Hinchinbrook ... The southern gateway to Tropical Queensland. Just over an hour's drive north of Townsville, Hinchinbrook is your gateway to the stunning wet tropics. Our Shire is encompassed by ancient tropical rainforest, rugged tropical islands and the Great Barrier Reef. The home of Australia's highest single drop waterfall, Wallaman Falls and the departure point for the iconic wild Hinchinbrook Island. The quintessential Tropical Queensland experience is found in Hinchinbrook, from wilderness, indigenous experience, gourmet local food, history and world class fishing. www.hinchinbrookway.com.au
Area & Tenure: Freehold in 4 titles Area: 100.26ha (approx 247.64 acres) Rainfall: Average 2166mm pa. Sugar Cane: Farm no. 5279A, Ripple Creek Mill District As of 19.4.21 approx 89.53ha is planted to sugarcane. There is a number of cane varieties planted and range in age from 39.6ha of Plant Cane to 3.96ha of 7th & 8th Ratoon. The vendor advises that historical crop yields are as follows: 2016 - 5675.69 tonnes 2017 - 6048.02 tonnes 2018 - 3911.63 tonnes 2019 - 2182.51 tonnes 2020 - 2068.45 tonnes 2021 - 1966.85 tonnes Wilmar Sugar Supply Agreement 2022 - not locked in yet. Estimate for 2022 crushing is approximately 5000 tonnes pa. The sugar supply agreement with Wilmar is available upon request. Infrastructure: There is no infrastructure on the property ... accept a shallow well with good water supply. Power Supply is accessible as is a suitable location for a farm shed. Country: Located in the upper headwaters, and close to the Cardwell Range and Rainforest, the property is bisected by the Seymour River. For the majority of the years the property is high and dry arable farming land however, this is a natural flood plain and can be substantially inundated by floodwaters during heavy wet seasons. Water: Irrigation - not available. The Seymour River is salt water. Livestock - the property has one well approximately 9 metres in depth with SWL at 2.5 metres however the vendors advises that other shallow bore locations can easily be found on the property. The Ingham area is in a 2000mm annual rainfall belt. Livestock & carrying capacity: Due to the previous cane farming enterprise the cattle carrying capacity is unknown however, an estimate based on similar country stocking rates could suggest a sustainable carrying capacity of 1 animal/hectare, once fully pastured. The property would need to be destocked pre-wet season (Nov-Dec) every year and then restocked post-wet season in about April ... this suggested exit and restock date varies depending on length and amount of rainfall. A cattle yard location has not been investigated. Due to the substantial road traffic and terrain the Bruce Highway access for large cattle trucks (ie. Semi-Trailers) will not be possible. Currently access is confined to Cane Haul-out vehicles. Recreation opportunities: With its own private boat access, the Seymour River can be accessed at will. Home to excellent crabbing and barramundi fishing this property would offer terrific recreational opportunities to the camping or fishing enthusiast. It is important to note the presence of estuarine crocodiles in close proximity to the property. This report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties or guarantees and prospective purchasers must rely on their own enquiries & research. © Copyright Slaney & Co