

576 North Bucca Road, Bucca, Qld 4670



Sold Cropping

Friday, 22 December 2023

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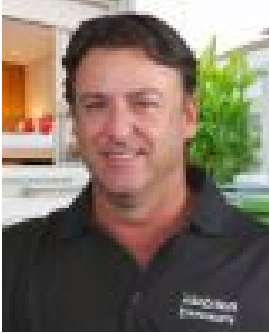
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 142 m2

Type: Cropping



Frank Andreoli
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Michael Vella

\$3,600,000

Welcoming you to a prime agricultural investment opportunity in the form of a 142.12 hectare (351.17 acres) property, splendidly located on the Kolan River, just a 30-minute drive north of Bundaberg. This versatile property is rich in potential with a focus on macadamia cultivation and cattle grazing. 46 hectares are already populated with 11,700 macadamia trees, varieties A203, Daddows, 741, 344 & 842. These trees, aged between 4 to 5 years and planted at 9 x 4.5m spacings, are entering their second year of production. In addition to the existing plantation, 20 hectares have since been planted in September 2022 with 5,500 trees, made up of 2 new varieties, MCT1 & G, 17,200 trees at current row spacing. All underground mains and irrigation infrastructure are already in place. The estate includes 4,600 shares in Marquis Macadamia, further enhancing the financial prospects. Water for the plantation comes from an 80 ML allocation from the Kolan River and two dams (60ML and 25ML), all equipped with electric pumps, motors, and filtration systems. Beyond the trees, the property offers approximately 70 hectares (168.7 acres) of cattle grazing land. The fully fenced area, divided into four paddocks, is grazed by 62 head of cattle. The land features solid timber cattle yards in good condition, supporting a secondary income stream. Outbuildings consist of an old milking/storage shed and three open bay machinery sheds with power, providing ample space for equipment storage and maintenance. A modern, three-bedroom Queenslander style home completes this property, offering a comfortable residence for those who wish to live on site. This property is an excellent choice for those seeking a robust agricultural operation with diverse income potential. Machinery & Cattle open to negotiation and not included in total sale. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.