

**65895 Burke Developmental Road, Dimbulah, Qld
4872**



Horticulture For Sale

Thursday, 18 April 2024

65895 Burke Developmental Road, Dimbulah, Qld 4872

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 39 m2

Type: Horticulture



Mareeba Property Office

Expressions of Interest

Discover the epitome of rural living and farming at 65895 Burke Developmental Road, Dimbulah. This 39.03 hectare land parcel is a must to inspect if you are seeking lifestyle in the heart of Queensland's stunning far north where you can live and work at the same address and reap the rewards offered from 32 hectares of producing Maluma Hass avocados. Included with the producing orchard is an 80ML water allocation which services the farm's irrigation requirements, two dams and the associated infrastructure and plant and equipment required to grow and harvest the avocados. An inventory which supports the day to day farming operations is included in the sale and available upon request. There are two dwellings on the property which are both currently used as accommodation for farm employees. Property features include:

- LAND • 39.03 hectare rural land parcel in Dimbulah
- ORCHARDS • Approx. 32 hectares of producing Maluma Hass avocados
- WATER • 80ML water allocation from the channel
- Dam 1 holds around 2ML (set up with pump and motor)
- Dam 2 holds around 100ML and is used as recycled water (set up with pump and motor)
- SHEDS • 5 bay high clearance machinery shed (approx. 30m x 10m)
- Bulk storage shed (approx. 30m x 12m)
- Veranda (approx. 27m x 7m)
- Old tobacco bulk curing barns now utilised as storage sheds
- OTHER • Chemical mixing station on concrete slab
- Solar power system runs irrigation system
- Inventory list to service day to day farming operations
- ACCOMMODATION • 3 bedroom, 2 bathroom main farm residence
- 2 bedroom, 1 bathroom cottage (both dwellings are currently utilised for employee accommodation)

Suitable for the new investor who wants to indulge in primary production or the established farmer looking to expand an existing business, don't miss this fabulous opportunity to acquire an established avocado orchard farming business. Enjoy the wonderful attributes of living in Far North Queensland and benefit from the established income stream provided by this producing orchard at the same time. Mareeba Property Office wishes you every success in your property search. If you would like further information or to arrange an inspection of this property, please call or email us today.