

Address available on request, Giru, Qld 4809

Cropping For Sale

Friday, 24 May 2024

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Area: 189 m2

Type: Cropping



John Mottin
0747831911

Open to Offers \$

The property has been tightly held in the family for more than 50 years and water secured by the Burdekin River Irrigation Scheme. An AgCarE Assessment has been completed by the vendor who had achieved the highest environmental, natural capital, Sustainable management, and overall best practice results for sugar cane production. The farm carbon balance is in line with industry best practice standards within the emissions S-GAF scope. Further testing and analysis reporting of soils agronomy, biology and carbon evaluation was conducted, and the information will be available on request for the prospective buyers. The farms are currently producing sugar cane, but can produce a multitude of small crops including hay, pumpkins, melons, sorghum, beans, sweet corn, sun flowers etc. This location at Garrone Road, presents an excellent opportunity for the long-term investor supported by an immediate cash flow. The location also lends itself to almost any form of agricultural or horticultural production and comes complete with excellent first-class river loams to clay loam soils. It also features a very secure water supply, from both the Burdekin's underground water table, and open water from the mighty Iron bark creek. The property is fed by 7 pumps delivering sheer volumes of water and can be watered within 7 to 10 days in the summer, a poly pipeline is ready to be laid in a trench and will cut the watering on one side of the farm by a third, which will provide superb growing conditions. This property boasts outstanding growing versatility which creates an excellent investment opportunity for the astute buyer.

Area: Approx. 189.94ha (469.35 acres) 2 Titles Freehold.-Lot 83 - 8,018m² -Lot 84 - 189.14ha Cultivation Area: Approx. 176.54ha (436.24 acres) Soil Types: Deep Alluvial River Loams to Clay Loams. Rainfall: 35 to 45 Inches per Annum. Homes: The property has 3 x homes:-1 x 5 - Bedroom Masonry solid block home plus office and large shed fitting approx. 12 - 14 car spaces.-1 x 3 - Bedroom high set Queenslander style home and 2 x 2 bay car sheds.-Old 3-bedroom home with 2 bay carports not currently used. Town Water: Town water is supplied to 2 of the homes. Machinery Shed: The property has one large machinery shed with 3 phase power. Machinery and Equipment list available on request. Mango Tree's: The property has mango trees alongside the boundaries and one headland. Irrigation: The property has approx. 1,519 Megs of water allocation. The properties have underground mains made up of Poly, concrete and fibre light pipes and risers throughout. Open Water Pumps: This property is made up of 8 pumps: The property can grow 20,000 - 24,000 tonnes per annum.