

Address available on request, Millaroo, Qld 4807



Mixed Farming For Sale

Wednesday, 10 April 2024

Address available on request, Millaroo, Qld 4807

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 98 m2

Type: Mixed Farming



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Contact Agent

Welcome to 5806 Ayr Dalbeg Road Millaroo, sprawling 244.23 acres in the highly productive and tightly held Burdekin Shire with water allocation. The Property - Physical Address: • 5806 AYR DALBEG RD, MILLAROO QLD 4807 Lot & Plan: • L1, 9 SP282311: TL 231542 & L45 GS761 & L170 GS806. Location: • Approx. 120km to Townsville. • Approx. 65km to Ayr. Total Land included in sale: • 244.23 acres Land Summary: • 110.83 acres of irrigated farming. • 133.4 acres of grazing. Fencing: • A stock proof 4 strand barb wire fence surrounds the Grazing Lease. Livestock: • There are currently no livestock facilities on the block however with the addition of yards, water and vegetation management the block is estimated to carry 15 AE. Rates: • Approx. \$10,800 annually. Water Allocation: • 310 megalitres from Sunwater Channel. Buildings - 1. Main House - 3 bedroom, 1 bathroom, 1 office. Reverse cycle air-conditioning to each room. 2 car carport and tiled outdoor entertaining area. 2. Workers Quarters - 2 bedroom, self-contained, reverse cycle air-conditioning in each room. Shared toilet, shower and laundry. 3. Machinery Shed - approx. 280m², 4 bay shed with drive through workshop. Power - • 3 phase power via the Ergon network. • 16 panel 4.8 kw solar system feeding back to the grid. Services - • Weekly bin collection. • Millaroo Primary School 3km away with school bus service for Secondary School students travelling to Ayr. Millaroo is considered a remote area therefore Government rebates may be available for boarding schools. • Local Fire Brigade Service in Millaroo. • Millaroo Social Club open Fridays weekly with meals. Lifestyle: • 1.5km of Burdekin River frontage with boat ramp access and bushland for recreational activities. Water Infrastructure Included in Sale - • Drip Irrigation is gravity fed from Sunwater Channel to the pump shed where it is pumped via a Southern Cross pump coupled to Netafim sand filters. The pump is fitted with variable speed drive and all pump protection circuitry, including timer for remote shut off. Water is supplied via a 6 inch main line to 3 valves in the field which feed the drip irrigation systems. • Domestic water for the house is supplied by a 2 inch submersible pump which supplies approx. 4000 litres per hour. • Flood irrigation is supplied by 15 inch pipeline to 12 inch field outlets. Additional Lease of Nearby Property - Note: Lease is in place until 2026, the option to extend for another term is open for discussion. Physical Address: • 6468 AYR DALBEG RD, MILLAROO QLD 4807 Lot & Plan: • L25 GS 283 Land Summary: • 47 acres sugarcane. Water Allocation: • 150 megalitres from Sunwater Channel. Crop/Farming History - Watered by drip irrigation: • 5.5 acres of T trellis system, growing passionfruit (2400 vines). Watered via pressure compensated dripline down each row. • 5 acres of lucerne. Watered by sub surface drip spaced 800mm apart. • 5 acres with valve, currently not being utilized. Watered by flood irrigation: • 45 acres sugarcane (home side of road). • 50 acres sugarcane, fully fenced with pig mesh (river side of road). • 47 leased acres sugarcane (home side of road). Note: The T trellis system mentioned above has rows spaced 3m apart and posts 3m apart down the rows. Posts are 3-4 inch treated pine and 2.4m long. End assemblies are 12 inch treated pine posts. It is a 3 wire system with 50mm angle iron T structure, all installed new in 2022. Forecast Crop Harvest for 2024 (Included in sale) - • Approx. 6000 tonnes Sugarcane. • Approx. 1600 small bales of Lucerne Hay. • Approx. 5500 boxes of Passionfruit. Plant and Equipment (Included in sale) - • Extensive list available upon request. Don't miss out on this incredible opportunity to own a productive piece of rural paradise offering immediate returns and potential tax benefits to the purchaser! Contact us today for more information and to schedule a viewing. Contact agent for price.