

# Little Jalisco, Dimbulah Road, Arriga, Qld 4880



## Horticulture For Sale

Monday, 15 April 2024

Little Jalisco, Dimbulah Road, Arriga, Qld 4880

Area: 1106 m2

Type: Horticulture



Duncan McCulloch  
0416047484



Rawdon Briggs

## Contact Agent

Colliers is pleased to present for sale 'Little Jalisco', a large-scale and highly productive horticulture and irrigated cropping aggregation located near Mareeba, within the world-renowned Atherton Tablelands region of Far North Queensland. Key features of the opportunity include:- A combined 1,106\* hectare aggregation of three properties, developed to 304\* hectares of Hass avocados and 614\* hectares of irrigated cropping.- Little Jalisco "Farm C" comprises a 579\* hectare landholding planted to 304\* hectares of Hass avocados and 163\* hectares of irrigated cropping.- Little Jalisco "Farm A" comprises a 264\* hectare landholding featuring 199\* hectares of irrigated cropping and 57\* hectares of identified plantable land.- Little Jalisco "Farm B" comprises a 263\* hectare landholding featuring 251\* hectares of irrigated cropping.- Little Jalisco is benefitted by significant irrigation water licences totalling 6,627\* megalitres across Mareeba Dimbulah Water Supply Scheme Zone D and E, together with 1,000\* megalitres of Dingo Creek Water Source. - All properties are benefitted by high-quality water delivery infrastructure and irrigation, with the avocado orchard on "Farm C" comprising a state-of-the-art fully automated irrigation, fertigation, and dripline system, powered predominantly by on farm solar.- Excellent structural improvements including multiple machinery sheds, storage sheds, workshop, pump shed, office, staff amenity and two residential dwellings.- The Little Jalisco orchards are primed to become top yielding properties of their type. Early season production captures better pricing in domestic markets, and as access to Asian markets expands, the offering is ideally positioned to take advantage.- Future growth opportunities include the ability to expand the existing avocado orchard or develop other horticultural or cropping pursuits.- Strategically located only 15 lineal\* kilometres from Mareeba, a local rural town and 51 lineal\* kilometres from the Cairns CBD, a major tourist destination and home to the Cairns International Airport. The 'Little Jalisco' aggregation forms part of the Avomond Portfolio that is being offered for sale and is available in one line and or as separate assets, by International Expression of Interest closing Thursday 6 June 2024 at 4pm (AEST). For further information, please contact Duncan McCulloch, Rawdon Briggs or Jesse Manuel.