

Lot 10 McDesme Road, Ayr, Qld 4807

Sold Cropping

Saturday, 30 December 2023

Lot 10 McDesme Road, Ayr, Qld 4807

Area: 39 m2

Type: Cropping



John Mottin
0747831911

\$1,655,000

Expression of Interest - closing 12 pm Friday 3rd November 2023 Offers will be considered prior to closing This property on McDesme Road sits 5 mins to Ayr and 1 hour south of Townsville. The Burdekin has long been regarded as one of the most productive agricultural districts in Australia. In recent years harsh climatic conditions and water shortages in other parts of the country have further highlighted the region's strengths. Even in the face of Australia's worst drought in living memory, the mighty Burdekin remain resilient and prosperous, the reason for this can be summed up in one-word WATER!!! That water supply includes a huge underground aquifer, the vast Burdekin and delta watercourses and the mighty Burdekin Falls Dam, which holds four times more water than the Sydney Harbour. The Burdekin's abundant, all year-round supply of good-quality water as the regions number one asset. The districts rich supply of irrigation water combines with about 300 days of sunshine a year and fertile, well-drained soils, to make the Burdekin the most productive sugar cane growing area in Australia. About 80,000 ha of land in the Burdekin is dedicated to sugar cane. Burdekin farmers produce an average of 120 tonnes of cane per hectare - well above the national average of 80 tonnes per hectare. The property is currently growing sugar cane and is a one-man operation, with great infrastructure. It is an above average producer and has an abundance of water. This property has potential to grow a variety of crops such as sweet corn, maize, sorghum, lucerne, beans, melons, capsicum and cotton any crop you desire. The sheer volume of water availability and the flexibility of this property create an outstanding investment opportunity. Inspections are highly recommended as the vendor wants to semi- retire.

AREA: Approximately 39.4888Ha (97.57 acres) 1 titles freehold. **CULTIVATION AREA:** Approximately 35.58Ha (87.92 acres). **SOIL TYPES:** River loams to River dark loam soils. **RAINFALL:** Average rainfall approximately 35 to 40 inches per annum. **WATER:** This property comes with 2 underground Electric submersible bore pumps; the property can be watered with in 5 days very comfortable. • 1 x 6" 20hp Submersible pump • 1 x 6" 30hp Submersible pump **PIPELINE:** The property has polly across the top and concrete pipelines to the bottom; the whole farm is interconnected with risers throughout for ease of watering. **CROP:** Cane crop for 2024 will be approx. 5,000 tonnes, the whole farm will be 100% under production, fertilised and sprayed. No forward pricing for 2024 has been completed by the vendor. **PRICE:** Expression of Interest - closing 12 pm Friday 3rd November 2023. Offers will be consider prior to closing. **FOR FURTHER INFORMATION CONTACT:** John Mottin Real Estate Specialist AYR Mobile: 0428 668 846