

Address available on request, Marian, Qld 4753



Mixed Farming For Sale

Tuesday, 25 June 2024

Address available on request, Marian, Qld 4753

Type: Mixed Farming



Gary Johns

0738393100

Expression of Interest

Sandy Creek Farm Location: Markeys Road, Marian Area: 107.47Ha or 265.56 acres Freehold Shed: 22m x 15m machinery shed. Stock Yards: Portable panel steel stock yards with crush and ramp. Water: Electric equipped bore into underground mains and hydrants throughout, presently used. Two (2) irrigation bores electric sites allocation of 190megs. Permanent water in Sandy Creek running through the property. Underground power to the old centre pivot site. Soils: Mostly alluvial soil types with an area of sandy loams. Production: Portion of the property with a cane crop for the 2024 season, approximate estimate of 950tonnes. Remainder presently under pastures for grazing, baled hay, pasture seed production. Cultivation: Approximately 90ha of cultivation area on this property with efficient farming conditions. Maps attached. Potential to be over 90ha. Fencing: Boundary mostly fenced with internal fencing into paddocks. Machinery: List available at valuation. Homesite: Close to power and water off Lambs Road and Markeys Road. Pastures: Consists of Mekong, Pangola, Para Grass, Guinea Grass, Angleton, Couch, Signal, Stylos include Virano, Omega, Siratro, Glen Joint, Vetch, V8 Stylo grass etc. Price: Expression of Interest - Closing Thursday 8th August, 2024 @ 5.00pm - Prior Offers Considered Remarks: This farm is in a tightly held area, not often on the market. Fertile soil types, permanent creek and bores, shed and yards. Property to suit full cane production or other production being grazing, hay production, seed production. Great location close to Marian, Mackay, Bowen Coal Basin, Hay Point, Kinchant Dam, fishing, crabbing, prawning, boating, beaches, Airlie Beach and The Whitsundays. The list goes on. Combined offers for the Sandy Creek farm and The Channel farm considered. Inspections by appointment only. Prior offers considered.

***** Kinchant Channel Farm Location: End of Markeys Road, Marian. Area: 49.78ha or 123 acres Freehold Water: 180meg allocation out the Kinchant Channel with 3 outlets, one being diesel equipped for pressure pumping. Flooding with no pumping out of the outlets. Underground mains and hydrants throughout the farm. Soils: Fertile alluvial soil types. Homesite: Elevated area of the property to suit a home near water and power. Fencing: New fence on the boundary from the Channel to Markeys Road. Production: Portion of the property with a cane crop for the 2024 season approximate estimate of 1448tonnes. Remainder presently under pastures for grazing, baling and or seed production. Cultivation: Approximately 48ha of cultivation area on this property with efficient farming conditions. Maps attached. Machinery: List available at valuation. Pastures: Consists of Pangola, Para Grass, Guinea Grass, Angleton, Couch, Siratro, Glen Joint, Vetch, V8 Stylo, Mekong, Signal Grass, etc. Price: Expression of Interest - Closing Thursday 8th August, 2024 @ 5.00pm - Prior offers Considered. Remarks: This farm is in a tightly held area, not often on the market. Fertile soil types, evaluated home site with rural views overlooking the farm. Property to suit full cane production or other production being grazing, hay production, seed production. Great location close to Marian, Mackay, Bowen Coal Basin, Hay Point, Kinchant Dam, fishing, crabbing, prawning, boating, beaches, Airlie Beach, The Whitsundays. The list goes on. Combined offers for the Sandy Creek farm and The Channel farm considered. Inspections by appointment only. Prior offers considered.