

# 130 Channel Road, Walkamin, Qld 4872



## Other For Sale

Saturday, 29 June 2024

130 Channel Road, Walkamin, Qld 4872

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 44 m2**

**Type: Other**



Katrina Kazim  
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## Offers over \$3,500,000

Located in Walkamin, this 110 acre farm is just 15 minutes from Mareeba or Atherton, with close access to the Kennedy Highway. Boasting rich red Atherton Tableland soils, this farm has an ideal climate and soil type with the ability to grow a wide variety of crops! The Walkamin region has long been recognised as having one of Australia's best climate conditions and one of Queensland's premier producing avocado regions. Known as Natari Orchards, this profitable fruit orchard currently grows avocados, seedless lemons and patented 'Yess' mangoes with access to domestic and export markets. The property has a total area of 44.54 hectares/110 acres approx, with around 31 hectares under crops, including:- Shepard Avocado Trees- Seedless Lemons - Patented 'Yess' 1243 Early Variety Mango In addition, there is room for considerable expansion and other cropping varieties could easily compliment this profitable farm. The property boasts a large packing shed and quality operational infrastructure including cold room, packing shed, machinery shed, workshop, lock up chemical shed and staff room with amenities. There is also a solid 5-bedroom, 2 bathroom, 2 garage masonry block residence on the property. Key Features:- 44.54 hectares/110 acres approx- Crops including avocados, seedless lemons & patented 'Yess' mangoes- Large packing shed with cold room- Convenient staff room, office & amenities - Machinery shed with workshop & chemical storage area- Solid 5-bedroom, 2 bathroom, 2 garage masonry block residence - 137 megalitre water allocation included - Two domestic bores interlinked with an extensive underground irrigation network servicing the pack shed, sheds and the homestead- Plant and Equipment Inventory List is available on request For further information please contact Katrina Kazim from Explore Property on 0400 710 639.