



HOME HILL  
52 Linton Road

## TOP HAY PRODUCER WITH SOME CANE & POTENTIAL

### Expression Of Interest

This 100.6ha (248.5acre) irrigated Burdekin property in North Queensland on the Bruce Highway is only 6 km south of Home Hill and 11 km to Ayr. The Burdekin is Australia's premier irrigation area with plentiful supplies of water from the Delta's underground aquifer and the Burdekin Dam.

The farm was originally established as a Sugar Cane farm in the 1995 Sugar expansion and has grown approximately 9000 tonnes of cane annually. The vendor has recently diversified into other crops and has found the soils very suitable to grow hay crops supplying mainly the grazing industry with good quality feedstock and still producing about 3,000 tonnes of sugar cane. Hay production has averaged 20 bales per acre with 4 cuts per year of 4 x 3 hay bales produced from excellent quality Rhodes Grass. The Product is highly recommended by the many clients serviced from the farm. Currently there is 20 acres of Rhodes Grass with another 36 acres ready to be planted. The 2019 cane Crop consists of 120 acres of 1st ratoon, 40 acres of 2nd Ratoon. There is a further 18 acres that will be followed and can be either put back to cane or grass.

The soils consist of mainly heavy black cracking clays with some areas of loam. Irrigation is supplied from three 6" Electric Turbine bore pumps, one centrifugal well pump and an open water pump with a 744 megalitre entitlement from the Burdekin River supplied by Lower Burdekin Water. The water can be mixed to supply the best quality water for efficiency and best penetration. Most of the pumps are interconnected by 12" & 15" polythene pipe with spaced gated outlets at all paddocks connected to plastic fluming. Changing irrigation batches is only a matter of opening and closing gates. The farm also has installed a 7 Meg recycling pit collecting tail water.

Property ID:	L1056806
Property Type:	Other

### AGENT

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The farm is in the Lower Burdekin Water area of the Delta which is self managed by a board of grower and miller ratepayers. As the 2017/2018 schedule of rates and charges indicate, growers pay a rate of \$132.00 per ha for irrigated cultivated area with no limit on water drawn from the aquifer. If Sugar Cane is grown the miller subsidises the area charge by \$43.56 per ha. Open water supplied by the boards southern replenishment system is however charged at \$15.49 per megalitre above the area charge for the growers open water entitlement.

There is a large range of tractors and implements which will be included in the sale. (machinery list on request). The large 9 Bay shed 54m x 20m x 6m clearance including two 12m locked shipping containers for storage is included in the sale at well below replacement cost but the vendor is open to selling without the shed if preferred. It is fitted with heavy duty lighting and 3 phase power supplied from a 100 kw pole transformer near the shed. Part of the shed has concrete floor and a kitchen and living area with mezzanine floor for extra living area expansion if required.

The Burdekin has excellent road and rail links to the west which could make this property an excellent enterprise to drought proof a large holding in another area. The vendor has decided it's time to make the break with a selling price way below current Burdekin values. Call today for more information or to arrange an inspection.