



RITA ISLAND
84 Kierle Road



RITA ISLAND COMPLETE CANE AND CATTLE AG PACKAGE

Most of the Agricultural and Grazing land on Rita Island was originally owned by the family who own this Cane and Grazing holding in the Burdekin. Separated from the mainland by just an anabranch of the mighty Burdekin River, Rita Island is mega rich with the liquid gold commodity that makes it famous for its world beating Crops and Produce. The almost inexhaustible supply of Water from Bores tapping the Artesian basin and the product delivered by Lower Burdekin Water Board from the Burdekin Dam guarantees growers in this area a crop every year without fail.

The property has a total area of 588 acres made up of 232 acres of cane cultivation and approximately 350 acres of Grazing. It has two open water pumps drawing from the Water Board channel, an open water pump drawing from a large recycle pit that replenishes from the underground and three Kelly and Lewis centrifugal pumps pumping from Bores tapping the underground supply. The farm has an open water Entitlement of 574.4 megalitres.

The Lower Burdekin Water area rate for 2019 is \$138.49 per ha for area cultivated. For Canegrowers Wilmar Sugar subsidies this rate by \$45.70 per ha. This entitles growers to limitless supply of bore water. Channel water will cost an additional \$19.41 per megalitre.

The 2019 Cane Crop of approximately 9,000 tonnes is included in the price but the farm is capable of exceeding 10,000 tonnes annually. Optional is the large range of Tractors and Machinery including a near new John Deere 6170, 170hp tractor. (A Machinery list is available on request). Soils range from medium to light loams with a reputation for good tonnage and high CCS.

There is a steel frame 60 x 30 Cyclone machinery Shed with three phase power and concrete floor. Three Bulk fuel stand tanks take care of diesel and petrol storage. A three bedroom high set home has recently been freshly painted outside with the lawn and gardens always

Property ID:	L1056819
Property Type:	Other
Carports:	2
Land Area:	2379551.0 sqm

AGENT

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beautifully maintained and a credit to the owners.

The Grazing Country is fully fenced and faces the main section of Hell Hole Creek, one of the best tidal creeks in the district with the opportunity to have your own magic crabbing and fishing spot right in your own backyard. There is a 100 head capacity Steel cattle yards with a new Towers Engineering Loading Ramp and a CIA Vet crush. There is a 6,000 litre water tank at the yards and a 6,000 litre poly molasses storage tank on a concrete base, hill mounted for easy loading. A 300 litre trailer tank molasses mixer with a Honda engine is also included. There are also 2 hay feeders, 6 molasses troughs, 8 water troughs and 2 Branding cradles.

The property is well set up with good soil, rich in water supply, good machinery and equipment, ideal for further diversification and only 20 minutes to Ayr CBD. The city of Townsville just 100km away is the Business Centre for North Queensland and has one of the busiest live cattle export ports in Australia. There is a primary state school at Jarvisfield and a bus service to Secondary schools in Ayr. Burdekin Shire Council operate a Waste Bin Service weekly in the area and the owners have a bulk waste bin pick up monthly. The Sandy bank of Hell Hole Creek on the property doubles as a Boat Ramp and the channel is only 10 minutes to the Pacific Ocean and out to the Reef. This area would be the making of a possible Grey Nomad Tourist Park with the best of Boating, Camping & Fishing.

Call today if you require more information or to arrange an inspection.