



GIRU
248 Hodel Road

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PRODUCTIVE COASTAL CATTLE & CANE HOLDING

This Houghton River area coastal property has a total area of 887 acres (359 ha). It is 57 km south of Townsville, 35 km north of Ayr and 6 km to the township of Giru. There are two cane farms which are leased to a neighbouring farmer totalling 126.58 acres. One is a river bank farm of 46.7 acres with rich loam soils suitable for any crop and would especially excel for Horticulture. It has a 100 megalitre SunWater allocation from the Houghton River which is pumped by an 8" Centrifugal Pump and delivered through underground pipes to 2 paddocks on the farm. There is also a 56 square metre cottage on the riverbank which is rented. The other cane farm of approximately 77 acres is on Trembath Road, it has heavier soils but is surrounded by successful Mango and Horticulture farms. It too has a SunWater channel allocation of 260 megalitres and pumped by a 6" Electric Pump. There is a spare electric motor in storage for this pump.

The lease on the farms runs for another year and the new owners can choose to either run it themselves or lease them for another term.


The grazing land comprises 12 lots made up of freehold, leasehold and permit to occupy with some of the most productive cattle feeding grasses in the Burdekin/Houghton District. Pastures are mostly Couches and Guinea Grass whilst Para and Hymenachne is prevalent in the wetter areas. The property is fortunate to have an almost all year round water flow through the property with the SunWater overflow running into the massive Horseshoe Lagoon and right to the other side of the boundary. Many natural water holes are kept full and also keep the para grass in excellent condition. There is an 80 megalitre allocation from Horseshoe Lagoon if required. There are 4 molasses lick tanks and several water troughs situated around the property.

The property can easily carry 300 head all year round and an additional 100 head is easily accommodated in the wet season. The property is securely boundary fenced with barbed wire

Property ID:	L1056820
Property Type:	Other
Carports:	2
Land Area:	3589683.0 sqm

AGENT

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and steel and wooden posts. It is subdivided into several internal paddocks.

The steel cattle yards are railway line construction with covered crush and head bail working area, calf branding cradle, steel gates troughs and loading ramp. Other buildings include a 53 square metre hay shed with concrete floor, a timber frame 225 square metre storage shed with concrete and paved floor and a steel framed extension.

The main homestead is on the same title as the cattle yards. It is a high set Queenslander with chamferboard and masonry construction. Upstairs there is 3 bedrooms, bathroom and toilet, front and side verandahs, office, lounge, dining and kitchen. Down stairs there is 2 bedrooms, a kitchenette, living area and a shower and toilet. The house yard is fully fenced. Domestic water is supplied by a 2" Pump on the Haughton River feeding 2 tanks at the homestead. There are also 2 rain water tanks for drinking water.

The property has some machinery including Fiat 513 Tractor w/- post hole digger, Honda 250 Quad bike, 4" Lombardini Diesel Pump and a 2' Diesel Self Priming Pump.

This is a stand out quality cane and grazing property. It has several titles which can be separately sold at any time if required. These properties are rare and hard to find. Call Cass today for more information or to arrange an inspection.