

Lot 13/ Barnards Road, Mooreland , Moorland, QLD 4670

\$1,050,000

Horticulture



40HA OF CULTIVATION WITH 180ML DAM

Opportunities like this are becoming increasingly difficult to find ? a sizeable parcel of productive rural land within easy reach of Bundaberg, offering water, cleared country and genuine potential for a range of agricultural pursuits.

Open for Inspection

By Appointment.

Positioned approximately 20 kilometres from Bundaberg, the property provides the ideal combination of location, usable land and water infrastructure.

The property has recently been cleared, presenting predominantly new country ready for further preparation and development. A portion of the property was historically used for sugar cane production, with some existing underground irrigation main associated with the dam.

A major feature is the substantial irrigation dam, providing an excellent water asset for anyone looking to establish or expand an agricultural enterprise. Historical documentation supplied with the property records the earth dam with an indicated storage capacity of approximately 180 megalitres.

The property lends itself to a broad range of possibilities including improved pasture and cattle grazing, cropping or specialist horticultural production, subject of course to the buyer's own investigations and approvals.

Elevated areas of the property provide an attractive outlook across the dam and surrounding countryside, while still being conveniently located to Bundaberg and its agricultural services.

PROPERTY HIGHLIGHTS:

- 52 HA farm with Approx 40 HA of Cultivation
- Around 20km from Bundaberg
- Recently cleared and ready for further development
- Large irrigation dam
- Historical dam documentation indicating approximately 180ML storage capacity
- Borders SunWater channel irrigation (no off take or water comes with property)
- Some existing underground irrigation infrastructure
- History of sugar cane production over part of the property

Listed By

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