

AUCTION

Good Lands

THEODORE, QLD

582 ACRES FREEHOLD

PRIOR OFFERS CONSIDERED



“Good Lands” comprises 582 acres (235 ha) of Freehold of which 210 acres (85 ha) is fully developed furrow irrigation, and 136 acres (55 ha) is dryland cultivation. The property fronts the eastern side of the Dawson River 8km south of Theodore on the Cracow Road. It has been in the Moore Family since 2007.

The sale of “Good Lands” features a 479ML allocation of “medium priority” water that can be extracted straight from the river subject to water sharing rules under the current ROP.

In addition the property features 2 flood harvesting licenses with a total lift capacity of 508 litres / second.

There is 500 ML of on farm storage.

“Good Lands” has a good complement of buildings and other infrastructure with 2 staff residences and a large machinery shed and work shop.

Soils in this location are outstanding in every respect; deep rich well drained Brigalow types highly suited to both irrigation and dryland farming.

Cropping highlights include

- The 2009 and 2013 cotton crops produced nearly 10 bales to the hectare.
- In 2008 a crop of corn produced over 12 tonnes to the hectare.
- Historically dry land averages for sorghum are in the vicinity of 2½ tonnes per hectare.

HOWARD MILLS

Licensed Real Estate Agent

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AUCTION 11.00am Monday, 3rd November 2014
at the Theodore Hotel, Theodore, Central Qld

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