

# Kennedy Rural

Livestock & Rural Property

## INFORMATION MEMORANDUM

# HIGH-YIELD CANE FARM ENTERPRISE

TULLY, QLD

1,545.0065ha / 3,817.711ac



**RODNEY KENNEDY +61488 418 577**

[rk@kennedyrural.com.au](mailto:rk@kennedyrural.com.au)

**Overview:** Kennedy Rural is pleased to present this amazing group of properties which offer an excellent opportunity for the astute investor and is supported by an immediate cashflow. The properties on offer are situated around the Tully and Murray Rivers and the Davidson and Bulgun Creeks which are in highly sought after areas with unlimited water pumping available. With Tully's abundant annual rainfall (average 4,095mm) and excellent fertile soils, these properties offer outstanding growing versatility for almost any form of agricultural, horticultural, or aquacultural farming.

The farms are currently producing sugar cane – with an extraordinary production rate of 83 tonnes per hectare last season – however, the excellent soils and abundant water sources would be suitable for any type of farming and has produced corn, hay and legumes in the past.

The properties are offered as one lot on a WIWO basis and include extensive machinery and equipment lists to continue the ongoing production and harvesting of the cane fields.

The total area of the combined properties is 1,545.0065Ha or 3,817.711Ac with 1,200Ha classed as CPA (Cane Producing Area). All paddocks have been laser levelled for improved watering efficiency.

**Agent's Remarks:** These properties represent an outstanding opportunity to acquire an extensively productive cane operation supported by Tully's high rainfall in combination with unlimited water pumping supplies, fertile river soils and all-weather access. This WIWO offer allows for continued cane production, including a bumper current season crop, while presenting great prospects to diversify. The enormous potential of this operation sets it apart as an exciting North Queensland investment opportunity. Viewing is highly recommended.

**Price:** POA





**Stamps Road and surrounds, Rockingham, QLD 4854**

**Area:** 1,244.15Ha / 3,074.36Ac, 7 Lots in total, Freehold

**Situated:** Approximately 10km Southeast of Tully.

**Country & Soils:** Gently undulating country. Flood free ridge surrounding parts of the property with drains installed. Black soils along the Murray River to sandy loams and sandy ridge.

**Rates & Land Rent:** \$7,076+ \$35,666 annually.

**Water:** Five bores in total including two irrigation bores each with 200,000 ltr/hr capability and 300mm casing with stainless steel screens. One unequipped bore with 55,000 ltr/hr capacity, and one bore with 120,000 ltr/hr capacity. One lateral irrigator and 2 travelling irrigators. Potential for unlimited pumping from the Murray River.

**Improvements:** Bordered by the Murray River to the south, these lots are primarily cane fields and include 3 large machinery sheds including one with a bore, a large storage shed which can accommodate 6,000+ large hay bales and large workshop.



**North Davidson Road, Munro Plains, QLD 4854**

**Area:** 97.95Ha / 242.04Ac, 1 Title, Freehold

**Situated:** Approximately 35km Southwest of Tully.

**Country & Soils:** Gently undulating country. Tully River soils, alluvial flats.

**Rates & Land Rent:** \$10,506 annually.

**Water:** Bore, irrigation and frontage to Tully River.

**Improvements:** Large shed and large workshop with 3 phase power. Smoko room, shower and toilet. Bitumen access via Davidson Road.





**Davidson Creek, Munro Plains, QLD 4854**

**Area:** 92.14Ha / 227.68Ac, 3 Titles, Freehold

**Situated:** Approximately 25km Southwest of Tully.

**Country & Soils:** Gently undulating country. Alluvial creek flats.

**Rates & Land Rent:** Part of Davidson Road Assessment.

**Water:** Bore (not in use), water allocated from Tully River.

**Improvements:** Large shed with 3 phase power. Gravel pit. Bitumen access via Davidson Road.



**Murray Street, Tully, QLD 4854**

**Area:** 54.91Ha / 135.96Ac, 4 Titles, Freehold

**Situated:** Borders the town of Tully.

**Country & Soils:** Flat with mountain views. Bulgun Creek flats alluvial soil.

**Rates & Land Rent:** \$2,704 + \$4,141 annually

**Water:** Borders Bulgun Creek. Town water available.

**Improvements:** Prime development land bordering Murray Street, Tully and Bulgun Creek. Bitumen access via Murray Street.





**Scanlan Rd, Jarra Creek, QLD 4854**

**Area:** 40.6Ha / 100.32Ac, 2 Titles, Freehold

**Situated:** Approximately 10km Southwest of Tully.

**Country & Soils:** Gently sloping towards Tully River. Tully river soils.

**Rates & Land Rent:** \$2,556 annually.

**Water:** Town water.

**Improvements:** Gravel road frontage with town water. Power nearby.



Contact the selling Agent:  
**RODNEY KENNEDY +61488418577**  
**KENNEDY RURAL – CARDWELL QLD 4849**  
[rk@kennedyrural.com.au](mailto:rk@kennedyrural.com.au)  
[www.kennedyrural.com.au](http://www.kennedyrural.com.au)