



32 McKeown Road, EAST BARRON, QLD 4883

IN THE HEART OF THE TABLELANDS.....

50.50 hectares, 124.79 acres

Held in the same family for generations, this stunning East Barron property is now available to purchase. Perfectly positioned halfway between Yungaburra and Atherton, it features approximately 1km of Barron River frontage and spans 50.49 hectares (125 acres approx) of rich, arable volcanic soil currently used for cropping.

The farm comprises three crops:

- Approx. 40 acres under sugar cane, with a beautifully flat, rock-picked paddock along the riverbank.
- Approx. 45 acres under corn, consistently generating high yields.
- Approx. 30 acres of Rhodes grass, also rock-picked and regularly baled for premium feed hay, with a loyal customer base under centre pivot.

Water is a standout feature, with a large portion of the corn and grass paddocks serviced by a centre pivot irrigator and the remainder of the crops by soft hose

TYPE: For Sale

INTERNET ID: 300P194461

SALE DETAILS

\$2,400,000

CONTACT DETAILS

**Elders Real Estate
Mareeba**

317 Bynes Street
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irrigation. The sale includes a substantial 150-megalitre water licence from two sources, including:

- 26ML groundwater allocation
- 124ML Barron River allocation

Quality-built infrastructure includes two high-clearance sheds:

- 12m x 30m (5-bay) shed, with two bays fully enclosed and lockable, featuring large roller doors and a concrete floor
- 15m x 32m hay storage shed, strategically positioned to protect bales from the weather

Not only is this income-producing cropping country, but also a valuable piece of paradise, centrally located halfway between Atherton and Yungaburra, with the most amazing rural views and some of the best private river frontage camping spots around. It's no wonder this farm has been kept by the family for over 70 years.

Inspections are a must to fully appreciate the beauty and potential of the property. It is time to create a legacy. For more information or to arrange a private inspection, contact Elders Agent Michelle Raso on 0428 116 136.

- Land Area 50.5 hectares





