



624 Heatley Road, KIRKNIE, QLD 4806

3,400ha Water-Backed Agricultural Enterprise with Pivot Irrigation & Feedlot Infrastructure
"BALANDA PARK"

3,460.00 hectares, 8,549.66 acres

"Balanda Park" is one of the most comprehensively developed irrigation and cattle production enterprises currently offered to the Australian market.

Positioned in the heart of the renowned Burdekin region, this highly diversified agricultural enterprise combines large-scale irrigation development, substantial water security, accredited feedlot infrastructure, integrated grain handling capability and extensive operational improvements across approximately 3,400 hectares (8,400 acres).

At the core of the operation are seven centre pivots irrigating approximately 360 hectares, supported by approximately 1,232 megalitres of water entitlement, approximately 2,000 megalitres of on-farm water storage and three irrigation bores. This significant water portfolio underpins year-round production capability and provides a level of security rarely found within a single holding.

TYPE: For Sale

INTERNET ID: 300P196399

SALE DETAILS

Contact Agent!

CONTACT DETAILS

Elders Real Estate Mackay

77-79 Archibald Street

Mackay, QLD

07 4954 5200

Robert Murolo

0418 799 934

The enterprise has been developed as a fully integrated production platform. Irrigated and dryland farming operations support an NFAS and EU accredited feedlot currently configured for 1,000 head, with infrastructure and layout supporting future expansion to approximately 2,000 head, subject to relevant approvals.

Extensive grain handling and feed preparation infrastructure includes aerated grain storage, grain drying facilities, roller mill systems, silage and grain bunker storage, commodity handling infrastructure and an 80-tonne weighbridge. These improvements provide operational efficiencies and production flexibility that would be difficult and costly to replicate in today's market.

Complementing the agricultural operation is a substantial architect-designed executive residence. Designed to capture expansive views across the property, the home features four bedrooms, three bathrooms, dedicated office space, extensive indoor and outdoor entertaining areas, an infinity-edge swimming pool, established gardens and quality supporting improvements. Additional worker and contractor accommodation further enhance the property's operational capability.

"Balanda Park" represents a genuine turnkey agricultural enterprise offering scale, water security, production diversity and significant infrastructure investment within one of Australia's most productive agricultural regions.

Key Features:

- * Approximately 3,400 hectares (8,400 acres)
- * Approximately 1,232ML water entitlement
- * Approximately 2,000ML on-farm water storage
- * Seven centre pivots
- * Approximately 360 hectares under irrigation
- * Additional flood irrigation capability
- * Three irrigation bores
- * 1,000 head NFAS accredited feedlot
- * EU accreditation
- * Future expansion potential to approximately 2,000 head (subject to approvals)
- * 1300 tonnes aerated grain storage
- * 30tph grain drying facility
- * 52-inch PLC-controlled roller mill
- * 80 tonne weighbridge
- * Silage and grain bunker storage
- * Architect-designed executive residence with infinity-edge pool
- * Worker and contractor accommodation
- * Extensive three-phase power infrastructure

For Sale by Private Treaty

Inspections strictly by appointment.

- Land Area 3460 hectares
- Bedrooms: 6
- Bathrooms: 3

HOMESTEAD

Bedrooms	6
Bathrooms	3







