



## 215 Bloomsbury Back Road, BLOOMSBURY, QLD 4799

Premier Irrigated Cane Enterprise – Land, Water, Home & Plant Included!

**231.00 hectares, 570.80 acres**

Opportunities of this scale, productivity and water security are becoming increasingly difficult to secure in North Queensland's tightly held agricultural districts.

Elders Rural Services is proud to present a substantial irrigated farming enterprise located in the productive Bloomsbury district, just north of Mackay.

Comprising approximately 231.47 hectares across four separate titles, the property includes around 191 hectares developed to cane production, supported by extensive irrigation infrastructure, significant water storage and a comprehensive package of plant and equipment included in the sale.

A standout feature of the holding is its exceptional water security, with three irrigation licences, two water harvesting licences from the O'Connell River, major on-farm water storage dams and an extensive network of irrigation infrastructure providing flexibility and reliability across the operation.

**TYPE:** For Sale

**INTERNET ID:** 300P197566

**SALE DETAILS**

**\$5,200,000**

**CONTACT DETAILS**

**Elders Real Estate Mackay**

77-79 Archibald Street

Mackay, QLD

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**Robert Murolo**

0418 799 934

The main holding is improved with a renovated four-bedroom family home, cottage accommodation, large machinery sheds, chemical storage and supporting infrastructure, creating a genuine turnkey farming enterprise ready for continued operation.

In addition to its agricultural credentials, the property's four-title configuration provides future flexibility for incoming purchasers. Whether retained as a single operation, utilised for succession planning or explored for future boundary realignment and subdivision opportunities (subject to council approval), the holding offers options rarely available in properties of this calibre.

Property highlights -

- \* Approximately 231.47 hectares across four titles
- \* Approximately 191 hectares developed to cane production
- \* Three irrigation licences
- \* Two O'Connell River water harvesting licences
- \* Significant water storage dams
- \* Extensive irrigation infrastructure throughout the property
- \* Renovated four-bedroom residence
- \* Cottage accommodation
- \* Large machinery shed, chemical shed and supporting farm infrastructure
- \* Plant and equipment included in the sale
- \* Four separate titles providing future flexibility (STCA)
- \* Well-located within the productive Bloomsbury farming district
- \* Turnkey farming enterprise offered as a complete operation

Combining scale, water security, infrastructure and future flexibility, farming presents a rare opportunity to secure an established North Queensland agricultural asset with immediate income-producing capability and long-term potential.

And its only 40 minutes to Airlie beach and 10 minutes to Midge Point.

For further information or to arrange an inspection, contact the exclusive marketing agents at Elders Rural Services Mackay.

- Land Area 231 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1



