



# LARGE-SCALE NORTH QUEENSLAND AQUACULTURE

For Sale  
Contact Agent  
Expression of Interest

Commercial Farming

Lot 6 & 7 Webb Road, Majors Creek, Qld 4816

**Floor Area:**

7,900,000 m<sup>2</sup>

**Land Area:**

79.00ha (195.21 acres) (approx)



**CBRE**

[www.realcommercial.com.au/503906850](http://www.realcommercial.com.au/503906850)

## Property Description

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- **79.25Ha\* licensed freshwater fish farm**
- **Potential expansion to 500 ponds**
- **Unlimited bore water plus 500ML\* licence**

CBRE Agribusiness are pleased to present Ausgold Aquaculture for sale, a substantial 79.25\* hectare licensed freshwater fish farm located 65\* kilometres south of Townsville, Queensland.

The facility was established in 1995 and has been producing quality Redclaw Crayfish for over twenty years. The farm was designed with the assistance of the Queensland Department of Primary Industries in accordance with best practice principles and is a closed recirculating system that uses low energy farming methods.

Ausgold Aquaculture implements flow trap harvesting which utilises the Redclaw's natural instinct to move towards a flow of water and is a highly controllable method of harvesting.

Key investment highlights include:

- Currently, 30 ponds spanning 3\* hectares with development approval granted for 80 ponds across 8\* hectares and further growth opportunities presented by the potential expansion to 500 ponds across 50\* hectares.
- The facility's licence has been granted in perpetuity to produce species including Australian Bass, Barcoo Grunter, Barramundi, Eel Tail Catfish, Freshwater Shrimp, Golden Perch, Gulf Saratoga, Murray Cod, Sleepy Cod, Southern Saratoga and Yabby.
- Northern Australia's climate and proximity to Asia are key factors in federal government plans to establish an export-focused food bowl.
- An unlimited supply of bore water, overland flow of 500\* megalitres and a highly sought after 500\* megalitre licence for the nearby Majors Creek.

## Additional Details

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### Tenure Type

Vacant Possession



**Angus Bills**

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**Phil Schell**

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**CBRE - South Australia (RLA 208125)**

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