

240 Cossack Road, Katherine, NT 0850

Mixed Farming For Sale

Wednesday, 10 January 2024

240 Cossack Road, Katherine, NT 0850

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 70 m2

Type: Mixed Farming



Olivia Thompson
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Offers Over \$2.1Mil

'Kimtanya' offers 70.82* hectares of freehold zoned Agriculture land with a 194*ML/annum surface water extraction licence and established hay crop just 20 minutes from town. The high-set homestead offers a perfect blend of modern comfort and serene living-Three spacious bedrooms with sliding glass entrances onto the verandah-Modern kitchen equipped with stainless steel appliances-Spacious modern bathroom featuring an overhead fan for added comfort-Polished timber floors add warmth and character to every room-High-set ceilings and louvres create a bright, open, and well-ventilated living space-Additional kitchen, bathroom, laundry, and toilet downstairs-Generous undercover area, ideal for entertaining-Meticulously maintained gardens with automated reticulation-250,000*L Rainwater tank connected to the house-Sheds-A spacious shed designed for versatility and secure storage, with a truck bay in the middle of the shed-Separate lockable tool room and tack/feed room-Functional large cool room-Toilet and shower-Two 5000*L rainwater tanks connected to the shed-Two-bedroom and living area demountable, fully air-conditioned-There is a smaller storage shed located adjacent to the house yard with two roller doors, making it ideal for storage and easy access-Solar Power-3-Phase 14*kW solar system with seven*kW inverter. Supplies power to shed, house, bore and river pump-Stables and Cattle Yards -Five horse stables designed for comfort and space-Steel cattle yards including race, cattle crush and loading ramp-100*ft round yard with poly belting-Overhead flood lights and sprinklers for dust suppression-Water and Fencing -Pump and power supply installed at river site, with water main to property and hydrants-Bore located next to the house that supplies water to the house, garden taps, stock water and reticulation-Ringlock boundary and house yard fences-Barbed wire internal fences-Hay Production -Kimtanya is a good income-producing property-10*ha Sabi Grass and 53*ha Cavalcade-All farming operations are done through a local agricultural contractor that supplies all equipment required-One horse paddock is Sabi grass, and the other tussock grasses with Verano style-Soil types include coarse sandy levee earth, sandy levee red earth, loamy red earth and a small area of grey clay surrounding billabong and drainage line to the river*Approximately