

4044/4320 Stuart Highway, Katherine, NT 0850



Other For Sale

Friday, 25 August 2023

4044/4320 Stuart Highway, Katherine, NT 0850

Bedrooms: 3

Bathrooms: 1

Parkings: 12

Area: 42360 m2

Type: Other



Alison Ross

0417847950

Price on Application

FOR SALE: KING RIVER STATION - At the Crossroads of the North! Discover the endless possibilities and vast potential of King River Station, a diverse agricultural and cattle grazing property located just 40km from Katherine, Northern Australia's bustling hub. Spanning over two titles and covering a massive 42,360ha, this property is currently one of few properties on the market across Northern Australia at the moment.

THRIVING CATTLE GRAZING OPPORTUNITY: With recent developments in water infrastructure and fencing, King River Station can now accommodate up to 4000 breeders, with weaners being turned off as a complimentary breeder block. Or given the highway frontage and yards easily accessible, it can become also a perfect trading block for cattle. The property features a well-constructed cattle yard at the homestead complex, ensuring year-round access and smooth operations.

FERTILE GROUNDS FOR FARMING: The possibilities extend beyond just cattle. Take advantage of the 2500ha permit to clear and engage in hay and dry-land crop farming. Forage crops and hay have been grown on some areas, along with improved pastures for grazing. The balance is being cleared now.

A COMFORTABLE FAMILY HOME: Just off the highway with all services connected the homestead offers a comfortable family residence with 3 bedrooms, 1 bathroom, and open-plan living. Fully air-conditioned, the home ensures comfort in all seasons. Relax and enjoy the picturesque surroundings from the front decked verandah.

MODERN AMENITIES: Stay connected to the modern world with mains power connected to the home and shed, as well as industrial lighting to the cattle yard. Water to the homestead and yards is provided by an equipped bore and large storage tank.

EASE OF LIVESTOCK HANDLING: In addition to the main yard at the house on the highway, King River also includes two portable yards on the western portion, designed for easy mustering and movement of younger livestock. Efficiently manage your operations with these purpose-built facilities which have been used to cart weaners back to the main yard. Laneways have been built over most of the eastern areas of King River to allow for ease of livestock handling throughout the year.

SUSTAINABLE WATER SUPPLY: All stock bores are now equipped with solar pumps, ensuring a sustainable and cost effective water supply. The King River flows through the property, dissecting it from East to West. Most of it has been fenced to easily manage livestock. Whilst seasonal, there are several water holes that maintain all year round.

PRIME LOCATION: Positioned just off the Stuart Highway, the main route connecting the north of Australia to the south, east, and west, King River Station offers unparalleled access to markets and transport networks, making it a strategic investment for agricultural enterprises.

DON'T MISS THIS OPPORTUNITY: Embrace the charm of a northern agricultural business opportunity. King River Station is ready to welcome new owners to continue its legacy of growth and success. For more information or to schedule a viewing, contact our agent today. Alison Ross 0417 847 950 alison.ross@eldersrealestate.com.au