

6821, 61 Napier Rd Venn, Katherine, NT 0850



Mixed Farming For Sale

Tuesday, 26 September 2023

6821, 61 Napier Rd Venn, Katherine, NT 0850

Bedrooms: 9

Bathrooms: 5

Area: 6520 m2

Type: Mixed Farming



Andrew Gray

For sale via private treaty

An outstanding opportunity to acquire "Napier Valley and Jarrahdale" a 6,520-ha mixed farming enterprise situated approximately 30km south of the Northern Territory Top End town of Katherine. The four adjoining attractively improved freehold properties provide livestock backgrounding with year round market access including *3,000 hectares of developed country producing hay and quality grazing and importantly present cropping and horticulture diversification opportunities. Benefitting from *1,000mm annual rainfall received mainly October through to March, Napier Valley and Jarrahdale are positioned within a fertile area noted for established agriculture and horticulture businesses Located a short distance from business services at Katherine, Napier Valley and Jarrahdale are presented for sale via private treaty on a walk-in walk out basis inclusive of an extensive schedule of plant and equipment with *2,000 backgrounder steers and heifers. The well-maintained properties are offered with multiple dwellings, ancillary buildings, sealed road frontage in addition to, 3 phase power connected, plus solar system and generator backup. To further enhance current production an additional 450 megalitres of irrigation water is to be introduced to the existing ground water extraction licence currently at 42 megalitres per annum.