

9235 Stuart Highway, Hugh, NT 0872



Mixed Farming For Sale

Wednesday, 17 April 2024

9235 Stuart Highway, Hugh, NT 0872

Area: 238435 m2

Type: Mixed Farming



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Expression of Interest

LAWD is pleased to present for sale Orange Creek Station and Orange Creek Hay Farm (the Properties), two highly regarded assets, located approximately 85 linear kilometres south of Alice Springs. Orange Creek Station comprises 238,300* hectares in total and is utilised for cattle breeding with a carrying capacity of 5,000* Adult Equivalents (AE), alongside Orange Creek Hay Farm comprising 135* hectares in total, of which 52* hectares have been developed to centre pivot irrigation utilised for hay production, supporting cattle breeding and fattening. **ORANGE CREEK STATION**• A large-scale 238,300* hectare pastoral holding, well located in relation to domestic and export cattle markets• Extensive land class development in recent years includes expansion and upgrades to water points, including solar transitions, additional fencing and yards as well as a pasture improvement program. • 5,000* head of quality mixed-herd cattle including 3,000* breeders • Feedlot with a five-way hydraulic draft, double deck loading ramp and all-season highway access (Stuart Highway) • The Property is divided into 15* paddocks with 36* water points and 17* drafting yards, trap yards and holding paddocks strategically situated at every water point • Five high-performing irrigation bores, each reaching depths of 40* metres and producing 40* litres per second • Ideally suited to organic production with rangeland grazing areas featuring a variety of native grasses and 2,000* hectares of improved pasture including buffel, old man saltbush, wild oat grass, couch, woollybutt grass, mitchell grass, button grass and northern bluebush • Excellent four-bedroom main homestead with separate office and guest accommodation, well-appointed accommodation for management and staff, multiple sheds including industrial workshop and truck shed with concrete floor with full side truck pit with car hoist, and 100* kilowatt solar system to power the homestead, workshop and cattle yards • Stuart Highway frontage provides year-round access for road trains regardless of the season, strategically well-positioned to transport cattle to Port Augusta or Murry Bridge in one trip **ORANGE CREEK HAY FARM** • Orange Creek Hay Farm comprises a 135* hectare freehold landholding and is complementary to Orange Creek Station, utilised for the production of up to ten* crops of lucerne per annum and rotational crops including sorghum in the summer and oats and wheat in the winter • 52* hectares have been developed under two centre pivots, further supported by a 1,010* megalitre groundwater extraction licence and a ring main water distribution system connected to three irrigation bores powered by two 70* kilowatt solar systems during the day pumping 40* litres per second with a diesel generator used at night • Expansion opportunities include headworks for 10 additional 20* hectare centre pivots and an additional 500* megalitres of water will be granted with the development of each pivot • High-quality structural improvements include hay and machinery shedding and workshop • Well-presented four* bedroom brick home and demountable staff accommodation • Substantial plant and equipment included • The Alice Springs region is considered one of the most controlled growing environments in Australia due to its long sunlit hours, excellent warm climate and long growing seasons which means more efficient growing conditions, minimal weed and pest control and optimum biosecurity • Well located five* linear kilometres north of Orange Creek Station homestead and feedlot • Proximity to Alice Spring provides reliability for spare parts and supplies The Properties offer a unique opportunity to acquire a large-scale cattle station with mixed farming operation in the tightly held Central Australia region of the Northern Territory. Orange Creek Station and Orange Creek Hay Farm are being offered in-one-line assets or separate assets by Expression of Interest closing at 12pm (ACST) Monday 27 May 2024. For further information please contact: Olivia Thompson +61 438 845 460 Eline Wesselink +61 448 450 111