

965 Strickland Road, Adelaide River, NT 0846

Mixed Farming For Sale

Thursday, 21 December 2023

965 Strickland Road, Adelaide River, NT 0846

Bedrooms: 7

Bathrooms: 2

Parkings: 8

Area: 277 m2

Type: Mixed Farming



Olivia Thompson
0383618110

\$3,000,000

Discover the perfect blend of tranquility and productivity on this 277* hectare property. Embrace the rural lifestyle with income streams from hay production and livestock grazing, while enjoying the comfort of the beautiful three-bedroom home with an in-ground pool surrounded by breathtaking landscapes. Homestead:-Three bedrooms, including an office accessible from the outdoor living area-Spacious bathroom-Large lounge and dining area offering panoramic views of the gardens and stock paddocks-Fully equipped kitchen with stainless steel appliances, ample storage, and large bench tops-Fully air-conditioned throughout -Large laundry-Open decked outdoor living area overlooking the in-ground pool and landscaped gardens-Outdoor kitchen and extended breezeway connecting indoor and outdoor spaces-Low-maintenance gardens, fully reticulated for easy upkeep-Domestic bore supplying the house, yard, and troughs for livestockHay Production: -85* hectares cleared and planted pastures – Humidicola and Parra Grass. Round bales are cut for livestock and additional small squares are sold as mulch hay (Kerosine grass), growing market opportunities in the rural Darwin area. Infrastructure: -Cool room - Connected to mains power, located in the carport area of the main house-Staff / second accommodation – 12* metre x 12* metre four-room accommodation fully air-conditioned with a separate bathroom. Outdoor decking area with roof. Connected to mains power-Shed – 24* metre x eight* metre with concrete floor and two lockable storage containers-Cattle yards – steel construction yards with vet crush, head bail, scales and loading ramp-Dog kennels – located next to the main shed. Individual pens with shelter and water-10* established paddocks with laneway for easy movement of livestock throughout the property-Three-phase bore pump supplying 130,000* litre elevated tanks, gravity-fed throughout the property. Auto watering system to the gardens with a pressure switch to the tanks-Boundary fully fenced. Some internal ringlock fencing and electric fencing-10* kilometres of all-weather, formed gravel road to Stuart Highway -Mobile phone service coverage – Cellfi system in place to boost reception -Satellite dish for television -Landline available -Average rainfall 1,500* millimetre per annum -15* kilometres to Adelaide River, 120* kilometres to Port of Darwin and 220* kilometres to Katherine*Approximately