

**Address available on request, Katherine, NT 0850**



**Mixed Farming For Sale**

Friday, 19 January 2024

Address available on request, Katherine, NT 0850

**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 4**

**Area: 7390 m2**

**Type: Mixed Farming**



Alison Ross

## Contact Agent

🔗🔗 **NT Agriculture Awaits You!** 🔗🔗 Discover the epitome of Top End agricultural property boasting a remarkable 14km frontage to the Katherine River. This 7390ha FREEHOLD TITLE offers an unparalleled opportunity for those seeking a thriving agricultural venture. 🔗 **Key Features:** 🔗 **Prime Agricultural Land:** Quality river levee soils perfect for horticulture, cropping, hay, and pasture. Approximately 1500ha cleared and utilized for hay production. Additional grazing paddocks sewn with improved pastures. 🔗 **Homestead Haven:** An extensive homestead complex awaits, featuring a spacious family home, inviting in-ground pool, outdoor entertaining areas, established tropical gardens, and pristine lawns. Plus, enjoy the convenience of a separate managers' residence, staff quarters, and guest rooms. 🔗 **Cattle Operations:** Benefit from a well-established cattle yard and feedlot designed for a capacity ranging from 5000 head. Complete with a 10-tonne weighbridge, feedlot pens, and more. 🔗 **Modern Amenities:** Mains power is readily available to the homestead and yards, ensuring convenience for a range of agricultural operations. 🔗 **Water Security:** A Surface Water Extraction License of 750ML per annum from the Katherine River (Lower Ooloo) and a 40ha centre pivot system provide scope for your agricultural pursuits. 🔗 **Strategic Location:** Approximately 350km from live export markets in Darwin and year-round road train access make this property an attractive investment. 🔗 **Rare Opportunity:** Seize the chance to secure land of this size, location, infrastructure, water and freehold tenure. 🔗 **Don't Miss Out! Contact Us Today to arrange an exclusive inspection.** **FOR SALE by PRIVATE TREATY** Alison Ross 0417 847 950