

"Heaton Hill" Stuart Highway, Adelaide River, NT

0846

Other For Sale

Thursday, 26 October 2023

"Heaton Hill" Stuart Highway, Adelaide River, NT 0846

Area: 543 m2

Type: Other



Toni Coutts



James Todd
0484394932

\$4,500,000

Ideally located on the Stuart Highway within an hour of the port of Darwin, The Gateway to Asian markets. Well placed with road train all-season access, and only *15km North of Adelaide River. • Depot yards, Hay production, grazing, offer cashflow, convenience and a lifestyle, *150 Hectares under Hay production, with Jarrah and Tully grass yielding between 3,000 to 4,000 large square bales per annum, with the capacity to increase. • 2,000 head capacity steel cattle yards utilised for feeding and spelling. Well equipped with undercover race, shaded feed yards, sprinklers, loading and unloading ramps, lights for 24/7 pick-ups and delivery. • Well-established Gamba grass, stocked seasonally with 700 feeder cattle, with the balance of Ridge Country, creating the perfect haven for stock in the wet season with good water points. • Excellent infrastructure, well-fenced, 3 and 4 barbs with most fencing renewed over the last ten years, two bores, commodity shed 1,700m², workshop 370m² with lockable area, underground 3-phase power. • Comfortable manager's accommodation and single worker's accommodation comprising of eight rooms interlinked with a decked breezeway; accommodation is well maintained, air-conditioned and has functional layouts. • Management currently in place, and happy to continue on with new Owners. "Heaton Hill" is a diverse property unique to the area, offering multiple options and income streams. Potentially one of the Northern Territories' best value propositions for 2023. It is a fantastic opportunity and a property well worth inspection - inspections by appointment only with selling agents.