

**35 Hendry Road, Cossack, NT, 0850**



**Rural For Sale**

Sunday, 25 August 2024

35 Hendry Road, Cossack, NT, 0850

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Rural**



Alison Ross

0417847950

## **KATHERINE TOP MANGOES - FAMILY FARM on the outskirts of Katherine**

Freehold land approximately 44 acres in total - (18ha)

3000 mature mango trees - stable returns. KP, R2E2, Calypso varieties. Marketing through Perfection Fresh.

Ground Water Extraction License - total 65ML/pa. (Exp 2029) 2 bores, automatic irrigation design.

Packing shed inclusive of packing line - weigh graded.

Coolroom in place (20 pallet capacity), additional smaller Coolroom. 3 large rainwater tanks.

Solar panels connected to the grid - minimising electricity costs

Machinery storage as part of main packing line. Concrete floors - drive-through access.

On-site Accommodation - 2 air-conditioned rooms, central breezeway outdoor kitchen. Separate ablution.

On-site office, mains power, septic system.

All equipment included in sale included Kubota Tractor, Mango Picking machine, quad bike and further equipment.

Well fenced boundary with ringlock - access of Hendry and Florina roads.

Close to Katherine - smaller horticultural operation.