

Florina Rd, Cossack, NT, 0850



Rural For Sale

Sunday, 25 August 2024

Florina Rd, Cossack, NT, 0850

Bedrooms: 6

Bathrooms: 4

Type: Rural



Alison Ross

0417847950

Phoenix Farm, Katherine | 3,443ha

Currently utilised as a live export quarantine and feeding facility supported by irrigated cropping, dryland cropping and grazing country, Phoenix Farm is strategically located in Katherine, a critical logistics and resources centre supporting the cattle and horticulture industries.

Given its abundant water supplies and quality soils, there are numerous options for the use of Phoenix Farm, including the potential for the development of a high value cropping enterprise (subject to any necessary approvals).

Property features

- Significant recent capital works program focussed on cattle handling and water infrastructure upgrades, pasture development, road upgrades, and building improvements
- 28,785 head capacity export depot with recently upgraded pens
- Undercover processing yards with modern cattle handling and weighing equipment
- Licensed weighbridge
- Water security through both regulated and unregulated water sources (high security water extraction licenses in both the Tindal and Jinduckin aquifers)
- Approximately 960mm mean annual rainfall
- 165ha developed under 4 centre pivot irrigators
- 814ha dryland cropping
- Tippera clay loam soils (some of the highest productivity soils in the NT)
- Significant portfolio of modern plant and equipment
- Excellent boundary and internal fencing and laneways
- Extensive other improvements, including workshops, sheds and accommodation
- Exposure to ongoing northern Australia development and emerging high value agricultural opportunities
- 10km from the Katherine township and close proximity to the proposed Katherine "Agriculture and Logistics Hub".

For sale on a standalone basis or as part of the Hancock Agriculture portfolio: see www.auscattleportfolio.com.au

Expression Interest closing 23 April 2021

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