



## KATHERINE NT 0850

MARGARET DOWNS STATION - CATTLE, RELIABLE RAINFALL, TOP END LOCATION

**60,769.00 hectares, 150,160.20 acres**

Margaret Downs Station has been used as a reliable breeder property by the Miller family for the past 14 years.

The family are now returning to QLD and are providing the opportunity for the new owner of Margaret Downs to enjoy to reliable rainfall, sound breeder herd and further develop the property.

To be sold with approximately 5500hd Brahman cattle, of over 2500 breeders and bulls, heifers, steers and weaners. 25 Ponderosa Brahman Bulls were purchased in Dec 2017.

Dry River runs through Margaret Downs and provides semi-permanent water to the western side of the property. This river system is very slow moving and ideally suited to early dry season grazing. 7 equipped bores as well as numerous dams, turkey nest, tanks, troughs and soaks supply the remainder of the property.

12 main paddocks that have fenced cooler yards. Fencing is mainly 3-strand barb with the Western boundary to Defence being 4-barb.

**TYPE:** Sold

**INTERNET ID:** 18729014

**SALE DETAILS**

**Price Upon Application**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**  
442 Victoria Highway  
Katherine, NT  
08 8972 3232

**Alison Ross**  
0417 847 950

Main trucking yard adjacent to the homestead complex. Capable of working 2000hd at any one time; race, vetcrush, scales, calf cradle.

No 6. Yard - towards the southern boundary that services 4 larger paddocks in this area. Vetcrush, calf cradle, cable-style yards with large holding area.

Original residence of 3 bedroom, open kitchen and dining, separate office area. Bedrooms require some maintenance.

Extended outdoor living area leading to demountable-style bedrooms - 3 in total, air conditioned, bathroom plus lounge room.

Staff Accommodation - 3 single bedrooms with shared bathroom.

Fenced homestead complex. Satellite NBN Internet, Satellite TV, mains phone line.

Solar Power (5kva) with battery storage 5kva, small inverter with auto connection to the 25kva generator.

800mm is the average rainfall.

Plant and Equipment included in sale:

- Toyota Utility - un-registered trayback 4x4
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- Hino Truck - un-registered, crate included
- JD Tractor 3130 with bucket - 3pt linkage
- JD Grader
- Caterpillar Loader - 966C
- Land Area 60769 hectares
  - Bedrooms: 6
  - Bathrooms: 3



PROPERTY OVERVIEW

Yards                                      Sheep, Cattle, Other

HOMESTEAD

Bedrooms                                6  
Bathrooms                               3













