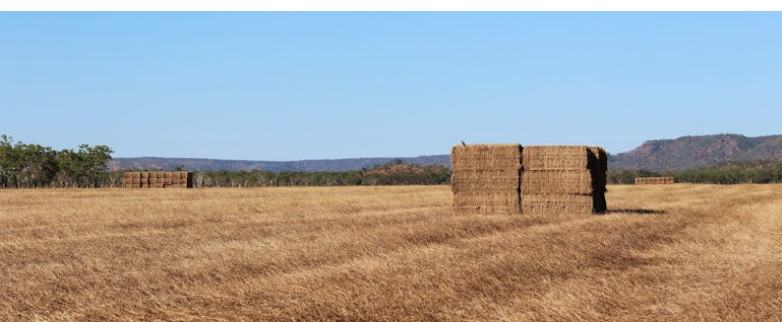




Fred Hardy Road, ROBIN FALLS, NT 0822

VICTORIA DOWNS - One of the Northern Territory's quality emerging fodder and agricultural enterprises!

- Current income from established hay production
- Almost 3,000 hectares of freehold title - 10 approved clearing paddocks
- Professionally assessed soils with the majority rated as High or Moderate Land Capability for improved pasture
- Well-drained, gently undulating country with low erosion risk
- Excellent freight logistics via the Stuart Highway
- Suitable for fodder, cattle breeding or backgrounding

TYPE: For Sale

INTERNET ID: 300P199090

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUST LTD**
SW1, Level 1, 52 Merivale
Street
SOUTH BRISBANE, QLD
07 3840 5522

Alison Ross
0417847950

- Existing accommodation already established on-site (connection still to be completed)
- Expansion potential for further pasture development and increased production

Comprising approximately 3000 hectares of freehold title, this highly productive rural holding has been professionally developed with extensive agronomic planning and land capability assessments identifying the majority of the improved country as Class 1 and Class 2 agricultural land, ideally suited to permanent improved pastures and fodder production.

The property features level to gently undulating country with well-drained yellow earths, minimal rock outcrop and dense native grass understorey, providing an outstanding foundation for ongoing agricultural production. Current operations already include commercial hay production, providing immediate income while offering substantial scope to further expand fodder and grazing enterprises.

The original development plan identified over 730 hectares suitable for improved pasture and hay production using species including Caribbean Stylo, Cavalcade, Jarrah, Strickland and Pangola. 2026 Cavalcade crop now complete.

Strategically positioned on the Stuart Highway, the property enjoys excellent year-round access for heavy transport, placing live export facilities at Darwin Port and livestock markets throughout the Northern Territory within easy reach.

Existing internal infrastructure supports current operations, while onsite accommodation provides a practical base for owners or staff, with the opportunity for future connection and further improvements as development continues. 2 bedrooms or can be used as 2 offices.

Stock and domestic bore with a solar powered new pump.

With productive soils, established income, significant development already completed and excellent transport logistics, the property represents a rare opportunity to secure a scalable Top End agricultural enterprise.

Further details from exclusive selling agents:

Alison Ross 0417 847 950

James Todd 0448 590 634







