



## DALY RIVER STOCK FEEDS, 980 Wooliana Rd, DALY RIVER, NT 0822

ESTABLISHED HAY PRODUCTION - Stunning New Home, DALY RIVER FISHING

**137.30 hectares, 339.27 acres**

Freehold property on the popular Daly River. Diverse into tourism, or just relax over looking the River catching the famous Barramundi!

Prime river levee soils. Currently 60ha cleared, 20ha under hay crop.

Reliable annual income providing stock feed to Darwin, Katherine and surrounding areas, with leasing of extra land from neighbouring properties, total in use 65ha. Average 3000 - 4000 round bales per annum, Jarra and Humidicola.

Brand new elevated home, 2 huge bedrooms, 1 bathroom, spacious open living. Tiled floors and split system air conditioning throughout. Coolroom paneling. Brand New Stylish kitchen (est \$30 000 value). Feature polished stone benchtops, dishwasher, electric cooking and range hood. Plenty of storage with soft-close drawers.

Double sliding doors opening to great outdoor entertaining. Views over hay paddocks and surrounding ranges. Paved flooring, stainless cabling balustrade.

Water supplied to home and for domestic use from approx. 148,000L rain water

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 305112

**SALE DETAILS**

**\$1,300,000**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

storage.

18m x 18m hay storage shed,

24m x 15m steel machinery shed / workshop, plus new awning - drive-through.

Second storage shed adjacent to house, approximately 12m x 9m, shelving, gravel floor.

200km to Darwin, 270km to Katherine, 10km to Daly River Township - Community. ALL Bitumen access.

MAINS POWER CONNECTED, Landline Phone, Next G Mobile coverage.

- Land Area 137.3 hectares
- Building Area: 120.00 square metres
- Bedrooms: 2
- Bathrooms: 1

## PROPERTY OVERVIEW

<b>Description of Country</b>	River levee soils. Sandy loams. Total of 60ha cleared. Suitable to pasture crops, possible horticulture, with successful application for irrigation water license.
<b>Rainfall Average</b>	1500 inches
<b>Improvements</b>	18m x 18m hay storage shed, above flood level 25m x 15m machinery shed / workshop
<b>Other Improvements</b>	Machinery Shed, Workshop
<b>Fencing</b>	6-barb fencing to hay area.
<b>Number of Paddocks</b>	1

## WATER/IRRIGATION

<b>Water Supplies</b>	
<b>Comments</b>	Water pumped from Daly River for Domestic use (no license required). 20 000L water storage tank.
<b>Irrigation</b>	Applications for irrigation to Water Resources, NT Govt, Darwin.

## CROPS/PASTURES

<b>Crops</b>	20 ha cropped in 2008, total of 60ha cleared. Owner crops additional 55.5ha on surrounding properties. Likely this agreement to continue to new owner. Current hay production in total gross \$200 000pa
<b>Average area cropped annually</b>	20 hectares
<b>Pastures</b>	Rhodes grass currently cropped for hay. Previously grown Cavaldade hay. Other crops such as Jarra and Humidicola grown in the area.

## REGIONAL FACILITIES

<b>Nearest Regional Centre</b>	Darwin
<b>Distance from Centre</b>	Darwin 200.00
<b>Nearest Town</b>	Daly River
<b>Distance from Town</b>	10.00 mi
<b>Mail service</b>	Several Weekly

## TITLE/POSSESSION

<b>Type</b>	Freehold
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## HOMESTEAD

<b>Description</b>	Brand new elevated home, 2 bedrooms.
<b>Construction</b>	Other
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

House Area 120.00 square metres

**SALE ITEMS**

Plant & equipment To be Advised.







