



80 & 100 Russ Road, TUMBLING WATERS, NT 0822

Established Mango Orchard Opportunity

18.70 hectares, 46.21 acres

A rare opportunity to acquire two individually titled, established mango properties in the sought-after Tumbling Waters horticultural precinct, part of the thriving Darwin mango market.

These properties offer immediate production capacity and the advantage of early-to-market fruit, providing a solid platform for income generation and future expansion.

Property Overview

Total Land Area: approx. 18.7 hectares

Combined Water Licence (GWEL): 90 ML per annum (45 ML each)

TYPE: For Sale

INTERNET ID: 35P2192

SALE DETAILS

\$1.2m

CONTACT DETAILS

**Elders Real Estate
Katherine**

2/17 First St
Katherine, NT
08 8972 3692

Alison Ross
0417 847 950

Location: Tumbling Waters within easy reach of Berry Springs and Darwin

80 Russ Road (9.28ha)

Main residence: 3-bedroom, 1-bathroom block home, large living, self contained, outdoor living and well fenced house yard.

Shed with ablution facilities & fencing

Two registered bores producing approx. 20 L/s and 7.5 L/s

Three-phase power & generator for the irrigation bore. Electric submersible pump (18+ L/s)

650 - 700 KP mango trees, managed for height

Average production: approx. 6,000 trays over the past three years

100 Russ Road (9.42ha)

Fully fenced block with two registered bores. Electric submersible irrigation bore pump (12 L/s)

Approx. 4,448 trees (planted 4 years ago):

Shelly variety: 22 rows 104 trees = 2,288

Agam variety: 40 rows 54 trees = 2,160

First commercial crop: 2024 season

Highlights

Two individually titled mango properties offered together

Established orchard with no establishment wait times

Early to market advantage in the Darwin region

Ideal for existing growers wanting to expand or new entrants seeking a productive start

Secure water, power, and infrastructure in place

This is an exceptional opportunity to invest in a proven mango-producing region with immediate income and long-term growth potential.

5km to Darwin River Pub and community services, 15km to Berry Springs township.
45mins to Dundee for some great fishing and recreation.

- Land Area 18.7 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







