



## 995 Cheeney Road, BATCHELOR, NT 0845

"Early Rains" - Freehold Grazing opportunity, Well watered and centrally located with good access.

**649.00 hectares, 1,603.68 acres**

Prime Rural Holding with River Access â## 649ha of Productive Land & Lifestyle Appeal

Elders Real Estate, in conjunction with Gray Land & Livestock, are pleased to present "Early Rains" for sale. A well-developed rural lifestyle and agricultural holding on the outskirts of Batchelor, Northern Territory.

Comprising 649 hectares (1,600 acres) of freehold land, the property is ideally located just a short drive to Batchelor and approximately 90 km to Coolalinga and 115 km to Darwin Airport via fully sealed roads, offering both accessibility and rural seclusion.

This property successfully combines lifestyle appeal with genuine agricultural capability. Designed for efficient, low-input management, the holding is well suited to cattle production while also offering potential for hay production or horticulture.

**TYPE:** For Sale

**INTERNET ID:** 35P2324

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**James Todd**  
0448 590 634

The land is fully fenced and subdivided into 10 main paddocks, all connected via a central laneway system for ease of stock handling, leading to well-constructed steel cattle yards. Approximately 50 hectares have been cleared and is supported by well-managed Gamba and native grasses across the balance of the property.

Water security is a key feature, with extensive infrastructure including troughs, surface water and a solar bore pumping to high tanks and gravity feeding out from there. The property is further enhanced by a permanent crossing over the Little Finniss River, ensuring reliable year-round access across the holding.

Comfortable accommodation is provided by a freshly renovated two-bedroom ATCO residence (approx. 14m x 3.5m), with an adjoining additional ATCO and outdoor living area - ideal for owner-occupiers or staff.

Power is supplied via a modern off-grid solar system with battery storage, complemented by an automated 13.3kVA diesel generator backup, supporting efficient and reliable operation.

Infrastructure includes a drive-through shed bay with additional awning for vehicles, machinery and equipment.

With its combination of productive grazing land, reliable water, year-round access and scope for further development, this property represents a compelling opportunity in a tightly held rural region.

#### Key Features:

- 649 hectares (approx. 1,600 acres) Freehold property
- Approximately 50 hectares cleared
- Well-maintained Gamba and native grass pastures
- Designed for efficient, low-input cattle operation
- 10 paddocks with central laneway system
- Permanent crossing of the Little Finniss River for year-round access
- Well fenced with steel post and four-strand barb fencing (predominately)
- Extensive water infrastructure including troughs and surface water dams
- Solar bore pumping to High tanks 2 x 30,000 Litre
- Freshly renovated two-bedroom ATCO accommodation with additional 1x1 ATCO -and outdoor area
- Off-grid solar power system with battery storage and 13.3kVA generator backup
- Drive-through shed bay with additional awning
- Approx. 90 km to Coolalinga and 115 km to Darwin Airport (sealed road -access)
- Wide and well maintained Fire Breaks

For further information or to arrange an inspection, contact James Todd of Elders Real Estate or Andrew Gray of Gray Land & Livestock.

- Land Area 649 hectares
- Bedrooms: 2

## HOMESTEAD

Bedrooms	2
Bathrooms	0







