



ROBIN FALLS NT 0822

508.9ha Freehold Grazing Property with Permanent Water, Infrastructure & Comfortable Home

508.90 hectares, 1,257.49 acres

Positioned approximately 15 minutes south of Adelaide River and less than 3km from the Stuart Highway, this impressive 508.9ha freehold property offers an outstanding opportunity for livestock production, agriculture, lifestyle living or a private rural getaway.

Carefully developed and maintained by the current owners, the property is well set up and ready to move into. Two creeks flow through the property, one permanent and fed by natural springs, the other semi-permanent; providing year-round stock water, while a stock and domestic bore supplies the cattle yards, home and gardens.

The land is divided into two main livestock paddocks, plus two reinforced holding paddocks suitable for cattle and buffalo. Laneways connect all paddocks back to the main yard, making livestock handling efficient and practical. Boundary fencing is in excellent condition with 5-barb fencing, internal paddocks are mainly 4-barb, and the holding paddocks are reinforced.

TYPE: For Sale

INTERNET ID: 35P2379

SALE DETAILS

incl livestock

CONTACT DETAILS

**Elders Real Estate
Katherine**

2/17 First St
Katherine, NT
08 8972 3692

Alison Ross
0417 847 950

The main yard offers excellent access for loading and are complete with a loading ramp, crush and cooler pens. A calf cradle and other supporting equipment are also available as part of the sale.

The country offers a productive mix of open grassy flats and undulating red-soil hills, creating an ideal balance for livestock grazing. Native grasses, including kangaroo grass, have been well managed to maintain a consistent body of feed year-round. The current owner has been consistently running 100 cows on the property with a sound grazing management practice.

Accommodation is private and comfortable, featuring two good-sized bedrooms, bathroom, open-plan living and full split-system air conditioning. A full-sized outdoor living area provides plenty of space for an outdoor kitchen, BBQ area or relaxed entertaining. Low-maintenance gardens and lawns allow you to enjoy the lifestyle without the upkeep.

The home is serviced by a stand-alone solar power system, complete with Tesla battery storage, with a generator on site for backup power requirements.

WIFI connected - Internet and Mobile service at the homesite.

With the live export market strengthening and the property located just off the Stuart Highway, this is a rare opportunity to secure a well-developed rural holding suitable as a livestock production base, supplement to larger breeder operations, weekend retreat or retirement lifestyle property.

For further information or to arrange an exclusive viewing, contact:

Alison Ross â## 0417 847 950

James Todd â## 0448 590 634

- Land Area 508.9 hectares
- Bedrooms: 2
- Bathrooms: 1

HOMESTEAD

Bedrooms	2
Bathrooms	1







