



STURT DOWNS STATION, KATHERINE

STUART HWY FRONTAGE with YEAR ROUND ACCESS

67,840.00 hectares, 167,632.64 acres

“With all the conveniences of town, the homestead area has 3 phase mains power, landlines, Telstra mobile phone & internet service. All just 40 minutes from Katherine”

- Unique combination of size, access and convenience
- Area 678.4km² - 67,840 hectares - 167,636 acres
- Year round road train access
- Approximately 11 kms of Stuart Highway frontage
- Comfortable homestead complex & staff accommodation
- 35ha cleared, suitable land systems to expand
- Developed for cattle grazing
- 7 bores & wide range of good seasonal surface water
- May suit: Depot, Agistment, Trading block, Export Yards
- Variety of land systems, good water and connected to the world
- Endless opportunities

TYPE: For Sale

INTERNET ID: 9604012

SALE DETAILS

\$7.5m

CONTACT DETAILS

**Elders Real Estate
Katherine**
442 Victoria Highway
Katherine, NT
08 8972 3232

Alison Ross
0417 847 950

- Reliable annual rainfall – average 1000 mm
- Main phone / fax lines. 10-pair phone lines available

STURT DOWNS provides a unique opportunity to secure a larger portion of land, on the main Stuart Hwy, and within close range of Katherine and cattle markets (live and abattoir). Location Location Location – diverse opportunities

- Land Area 67840 hectares
- Bedrooms: 11
- Bathrooms: 3
- Air Conditioning

PROPERTY OVERVIEW

Location details	70km South of Katherine
Land Use	Grazing, Pastoral/Stations
Other Improvements	Machinery shed, Workshop, Cattle Yards
Yards	Cattle

WATER/IRRIGATION

Water Supplies	Bores
-----------------------	-------

REGIONAL FACILITIES

Nearest Regional Centre	KATHERINE
Distance from Centre	70.00 kilometres
Nearest Town	MATARANKA
Distance from Town	30.00 kilometres
Agriculture	Saleyard, Truck depot, Railyards
Air service	Several Weekly
Mail service	Daily
Schools	Primary, Primary bus, Secondary, Secondary bus
Road to property	Highway Frontage all year access

TITLE/POSSESSION

Type	Other
Tenanted/leased details	Perpetual Crown Lease
Possession	Vacant Possession

HOMESTEAD

Construction	Other
Bedrooms	11
Bathrooms	3
Office	Office available

LIVESTOCK

Livestock carried	Cattle
Additional comments	Sturt Downs has sustained a herd of 5000hd over the past years.

SALE ITEMS

Plant & equipment	available upon negotiation
Livestock	available upon negotiation







