

Dorisvale Dorisvale-Outstatio Trak, Claravale, NT, 0822



Rural For Sale

Saturday, 16 November 2024

Dorisvale Dorisvale-Outstatio Trak, Claravale, NT, 0822

Bedrooms: 4

Bathrooms: 2

Type: Rural



Olivia Thompson
0383618110

Pastoral Property in High Rainfall Zone

LAWD is pleased to present for sale Dorisvale Station, an outstanding cattle breeding opportunity comprising 67,500* hectares in the well regarded Claravale region, approximately 350* kilometres south west of Darwin.

Key investment highlights include:

Stewarded by the Harrower family for more than 40 years, Dorisvale Station offers a highly productive cattle breeding operation with significant opportunity for dryland cropping.

A well-bred 15,000* head cattle herd (predominantly high-quality Brahman cattle), including circa 6,700* breeders.

Extensive capital expenditure has included the expansion of water points, transition to solar bores, improved fencing and laneway systems (enhancing mustering efficiencies), as well as upgrades to the main cattle yards.

320* hectares has been sown to Jarra which is baled for hay and utilised for feeding cattle in holding yards.

An abundance of natural surface water including Bradshaw Creek, the Daly River, numerous springs and creeks throughout, as well as overlying the Ooloo, Tindal and Jinduckin aquifers.

A reputation for attracting the first and last big rains of the wet season.

Benefited by rich soils including a combination of Kandosol and black soil flats and high annual rainfall (average annual rainfall of 1,100* millimetres).

Structural improvements include a homestead, large workshop and accommodation for management and staff.

Potential to lease neighbouring properties (previously leased by current owners), which would provide an additional 108,500* hectares.

Strategically located 350* kilometres south west of Darwin, close to the new cotton gin facility at Katherine and the live export market at the Port of Darwin.

For sale by Expression of Interest. Price expectation: Land, plant and equipment: \$18 million and Cattle: \$750 per head for everything over 100kg.

For further information please contact:

Olivia Thompson

+61 438 845 460

Danny Thomas

+61 439 349 977