

# Alison Ross

Elders Real Estate Katherine – Rural Property Specialist





A photograph of a herd of cattle in a wetland. In the foreground, there is a body of water with several white water lilies. A herd of cattle, including white and brown cows, is wading through the water. In the background, there is a dense forest of tall trees. A semi-transparent dark rectangle is overlaid on the right side of the image, containing the title and subtitle text.

# Property Values

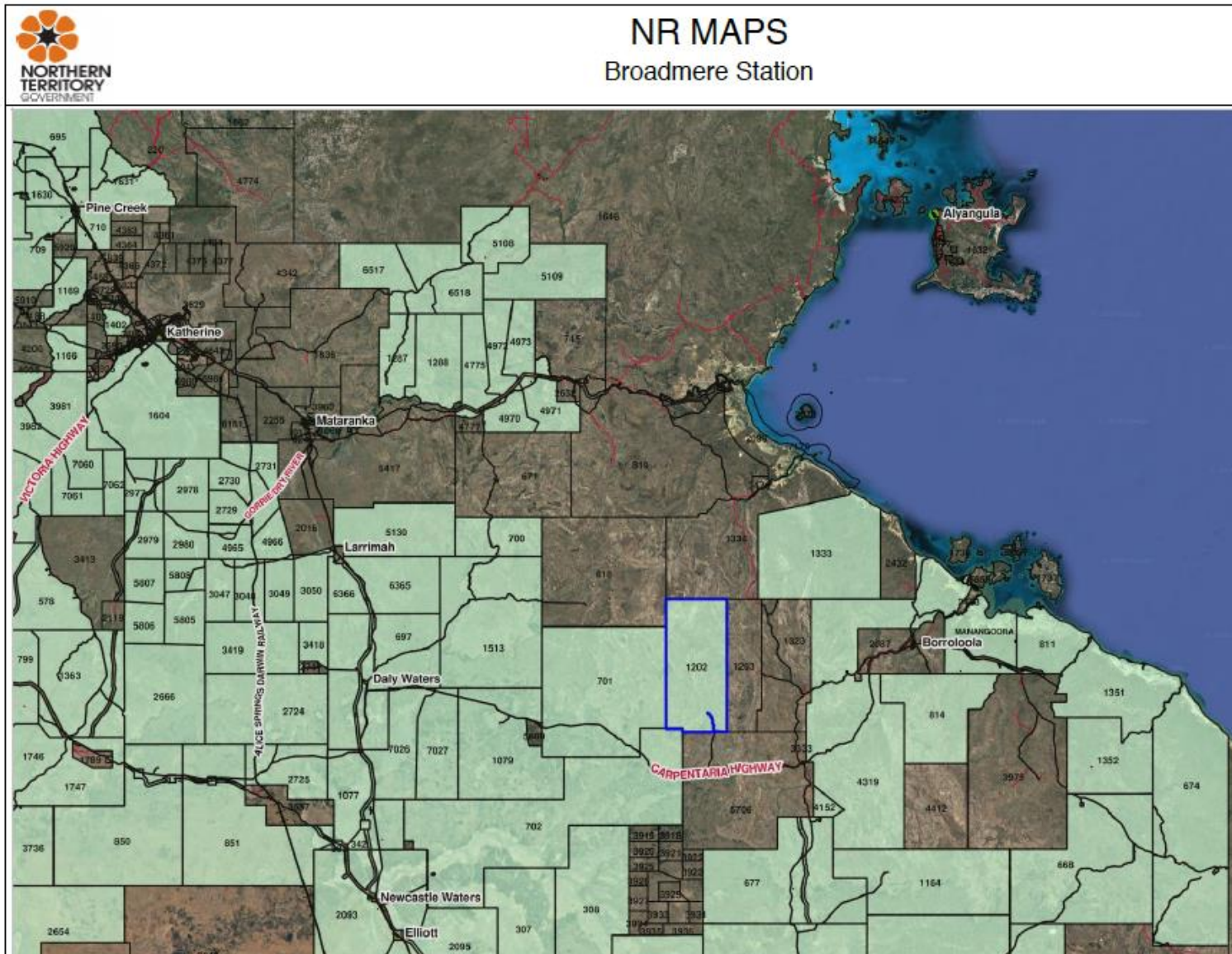
TOP END, NORTHERN TERRITORY

The last 20 years.....



# Broadmere - 2002

\$1.95m including 1500hd cattle, 2590km2



**GULF REGION, NORTHERN TERRITORY** **FOR SALE**

**BROADMERE**  
STATION

**CATTLE - AGRICULTURE - IRRIGATION - TOURISM**

- 520km South East of Katherine, 230km East of Daly Waters, with access to live export cattle market in Darwin.
- Cattle Grating property with numerous permanent waterholes and mud-high open woodland. Areas of black soil plains spreading to red loam type soils. Well grazed.
- Established station complex, on the banks of the 26m deep Broadmere Waterhole.
- Opportunity for further development by way of improved pastures, irrigation and tourism.
- Picturesque Escarpments, and areas of the 'Last City' sandstone formations.
- Rainfall average 700mm, predominantly between October - April.
- Once fully developed, it is estimated Broadmere Station is capable of maintaining a herd of 12 000 cattle.
- The cattle industry, together with agriculture and tourism industries, make this a very attractive and desirable investment.

**www.elders.com.au**

**Elders**

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**nrmaps.nt.gov.au**  
Geospatial Services Branch

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# Maryfield Station

1473km<sup>2</sup> Perpetual Pastoral Lease

1998 - \$1.5m bare

2009 - \$18.5m incl 11,000hd

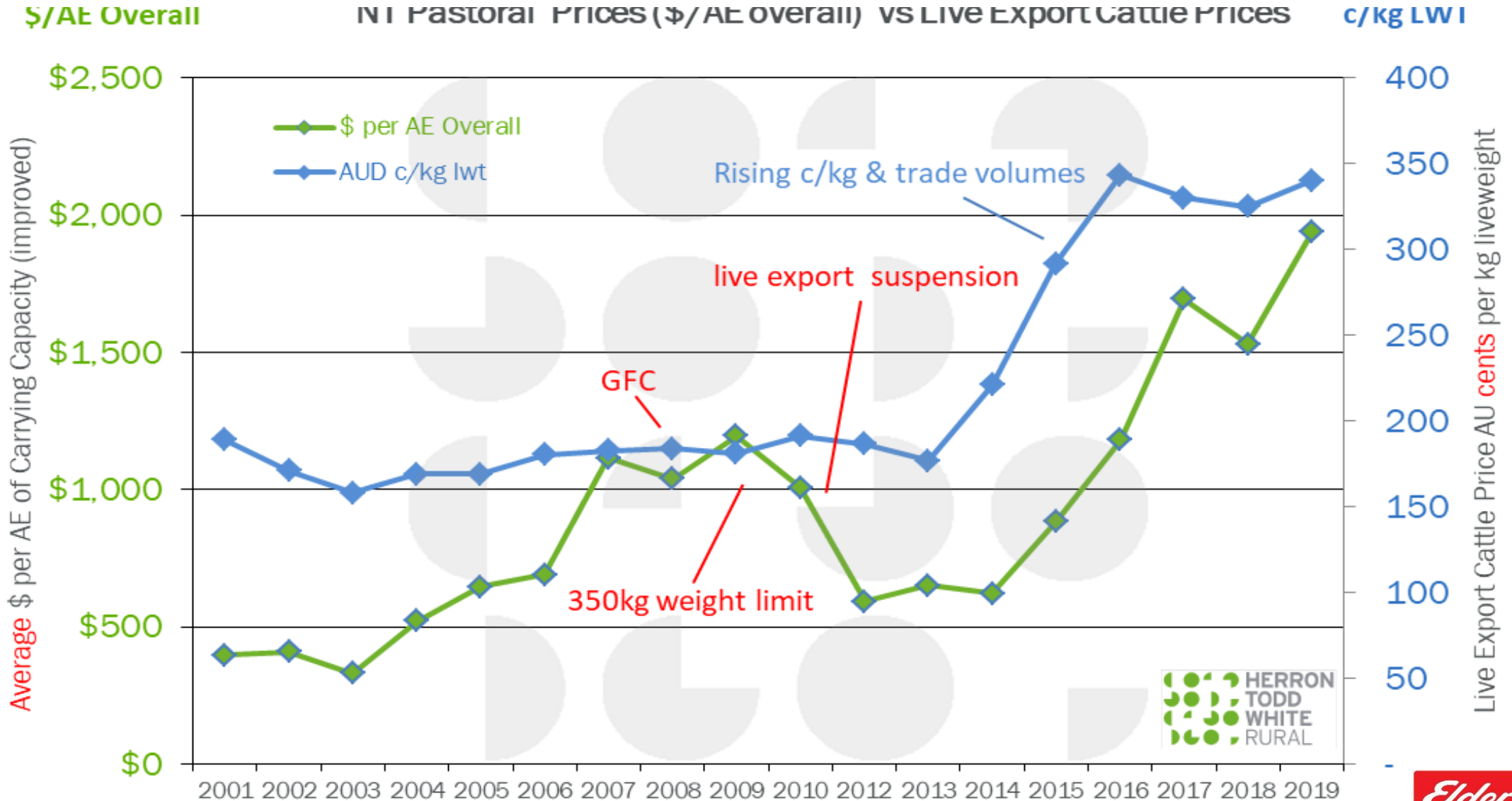
2013 - \$9.6m incl 7,500hd

Current Development.....



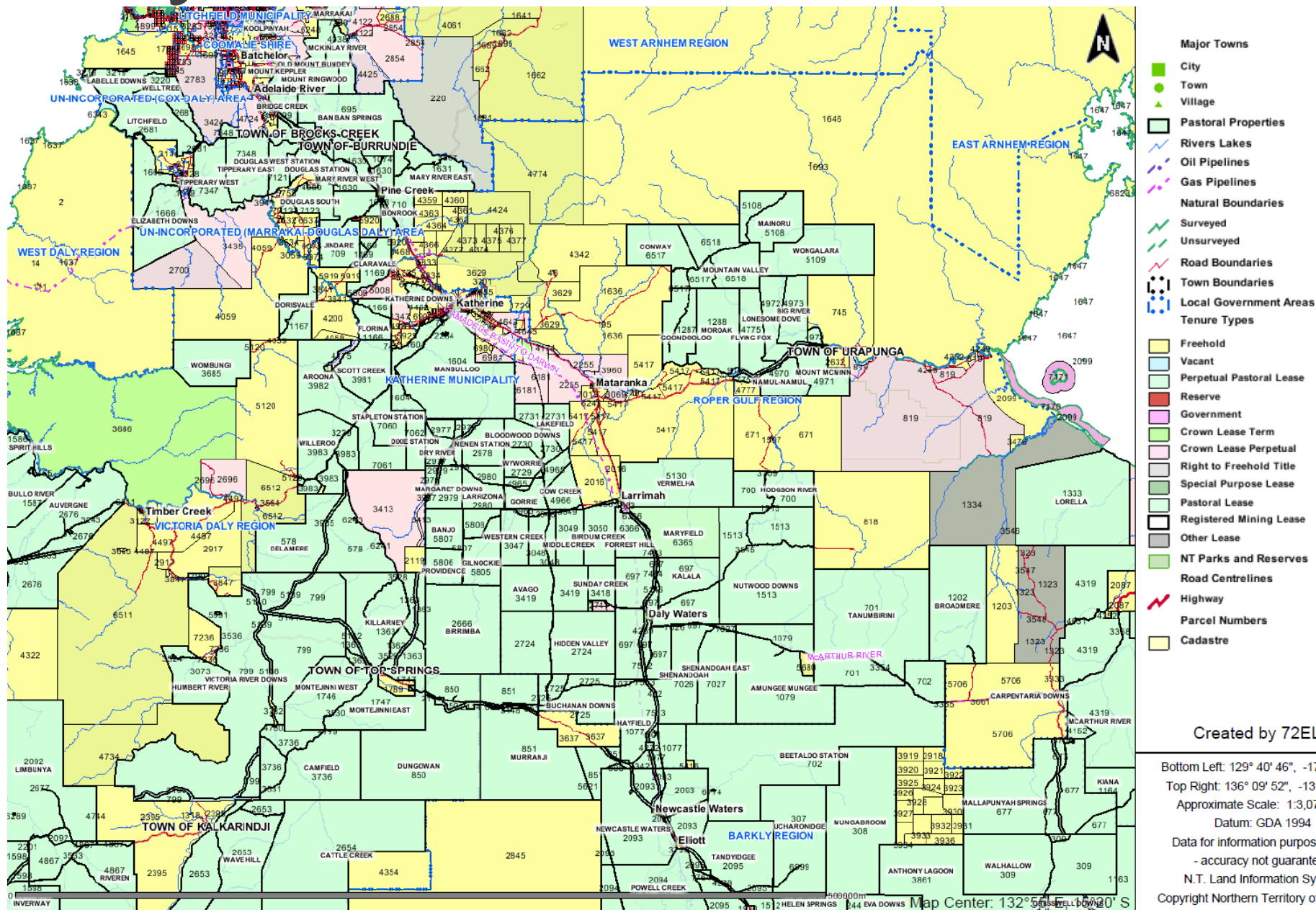
# Last 20yrs

2003 - Demand for Grass – QLD  
 2009 - Banks lending on Capital Growth  
 2010 - GFC  
 2011 – Live Export Ban – family owned most affected  
 2015 - 2018 – Livingston Beef  
 2017 – NPLUA





# Buyer Qualification



Created by 72ELK

Bottom Left: 129° 40' 46", -17° 00' 06"

Top Right: 136° 09' 52", -13° 41' 10"

Approximate Scale: 1:3,078,000

Datum: GDA 1994

Data for information purposes only  
- accuracy not guaranteed

N.T. Land Information System

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TENURE











# CURRENT BUYER INTEREST

- Long Term Vision – Grazing – Cropping potential?
- Likely change of Pastoral Use? –
- Preference for Scale – volume of larger scale transactions in the past 5 years.
- Family owned operations to diversify
- Leasing Option

## **LIMITING FACTORS / RISK:**

- Volume of quality soils for future clearing and development – get the science right
- Limiting water availability – existing GWEL and SWEL – get the science right
- Land Tenure – Freehold maximum of 15,000ha.
- Access – Roads and Infrastructure from farm to market
- Live Export Future – political / social
- African Swine Flu – pork production / protein consumption
- Coronavirus – inputs to cropping, demand for protein, off-farm incomes through tourism?







# OPPORTUNITIES / OUTLOOK

- Cotton Production – Possible Gin construction in Katherine
- NT Grain Production - availability & lower input costs for higher turnover
- On-Farm Feedlot – higher turnover
- Abattoir – Batchelor? / Livingstone?
- On-farm Water Storage for Broader Scale cropping – increased production.
- Mining?.... Co-exist with agriculture in the North? Benefits / Threats?

Leasing Opportunities in Agriculture in the North – growing trend?

- Mataranka Melon Farm - Horticulture
- Cross Pacific - Grazing







THANK YOU