



229 Ellikers Lane, CAMBRAI, SA 5353

Ellikers Lane - Cambrai - 894 Acres of Cropping & Grazing

361.80 hectares, 894.01 acres

A wonderful opportunity to purchase a mixed farming operation that provides an entry into the agricultural market. The land is well located with easy access to the Barossa Valley, Walker flat and the River Murray and approximately 90 minutes from Adelaide.

The majority of the land is old established sandy loam over limestone and rubble, divided into 4 main paddocks. Areas of native mallee provide ideal shelter. Water is supplied by bore equipped with submersible pump. There is a dam located by the house that constantly holds water and is topped up by the bore.

Improvements comprise a 3 bedroom timber framed home comprising, kitchen/dine, lounge, central hallway allowing access to bedrooms and bathroom. The home has had an extension that includes family room and formal dine or study. An all weather brick paved verandah traverses the rear of the home and along the side and provides the ideal entertainment area and carport.

There are a number of useful shedding including 18m x 6m steel framed shed that has

TYPE: Sold

INTERNET ID: 22736819

SALE DETAILS

Best Offers (\$700k+)

CONTACT DETAILS

Murray Bridge

93 Railway Terrace

TAILEM BEND, SA

08 8572 8006

RLA: 62833

Gavin Clarke

0417859733

been half lined and creating 3 separate rooms plus a workshop, 20m x 25m open front implement/hay shed, 6m x 6m garage, 8m x 10m and 3m x 10m shed.

Ideal entry property or add on to existing farm

- Land Area 361.8 hectares
- Bedrooms: 3
- Bathrooms: 1

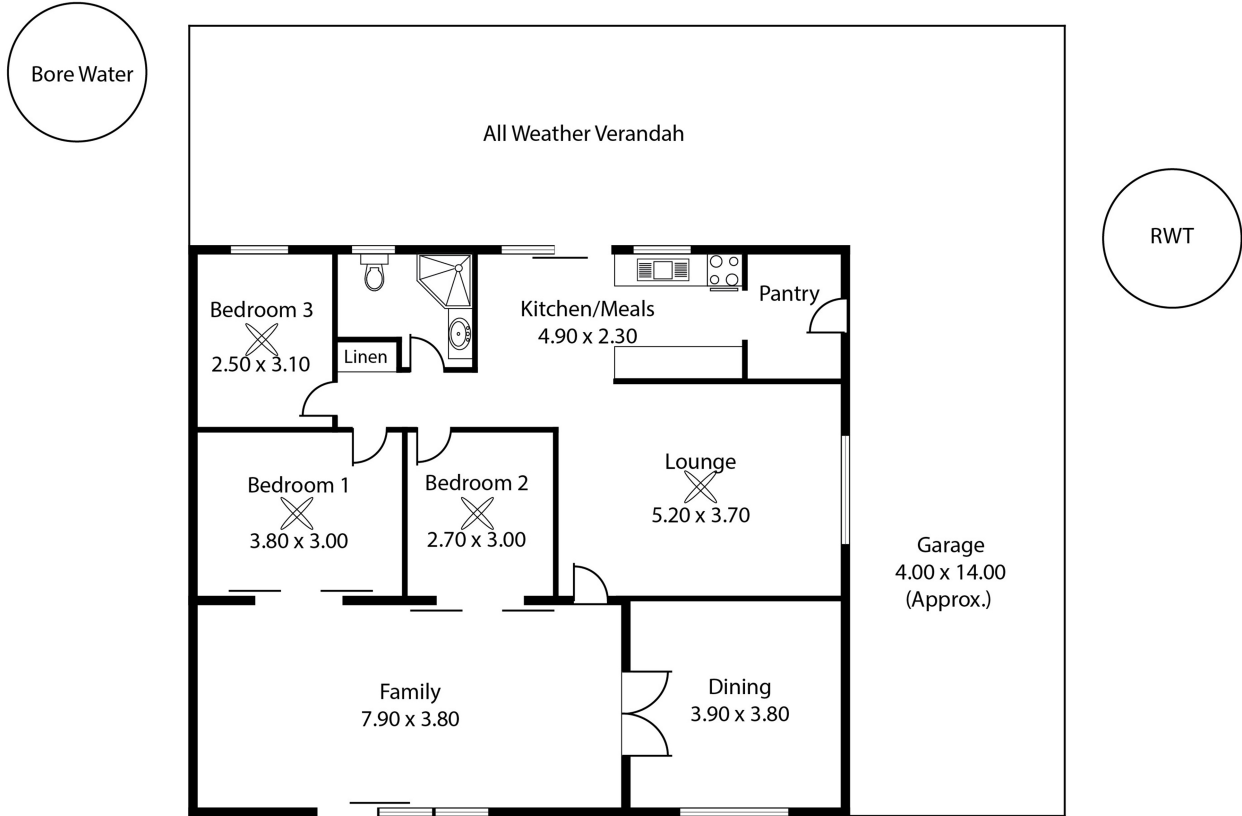
HOMESTEAD

Bedrooms	3
Bathrooms	1









Living:	132.68 sqm (1428.2 sq ft)
Verandah:	49.60 sqm (533.8 sq ft)
Garage:	56.00 sqm (602.8 sq ft)
Total:	238.28 sqm (2564.8 sq ft)

This Drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.