



2385 Tooligie Hill Road, TOOLIGIE, SA 5607

KARTANYA - Cropping & Mixed Farming

1,210.00 hectares, 2,989.91 acres

Kartanya is centrally located on the Eyre Peninsula, South Australia and is a good size property just a few kilometres east of Tooligie Hill and is perfect for mixed farming.

The Tooligie area is a well established mixed farming region known for cereal grain production, Canola and pulses.

Kartanya's total land area is 1,210 hectares (2,989.91 acres) with approximately 1,150 hectares (2,840 acres) cleared and arable for cropping.

Rainfall:

The average annual rainfall in this area is 385mm with approximately 70-80% falling between April to October.

Fencing:

TYPE: Sold

INTERNET ID: 22780571

SALE DETAILS

**Expressions of Interest
by 5th March 2021 -
4pm**

CONTACT DETAILS

PORT LINCOLN

88 Liverpool Street

PORT LINCOLN, SA

08 8621 2100

RLA: 62833

Luke Duncan

0458 141 321

Given this farm has been continuously cropped in recent years, the fencing is in average condition with minimal internal fences.

Improvements:

Infrastructure includes Mains water, 80' x 30' 2 stand raised board shearing shed with attached sheep yards, hay/machinery shed and a super shed.

There is also an old 3 bedroom, 1 bathroom timber home on the property however has not been lived in for some time and is in need of some upkeep.

Soils:

Undulating plains and rises with mainly shallow calcareous solid.

Most common soils: Calcareous loam, calcareous loam over clay and shallow calcareous loam on calcareous sub soils with some red flats.

Surface texture: sandy loam with some sandy swale rises.

This property is currently leased for the cropping seasons 2021-2022

There is also a mining lease in place.

(see agent for details about the returns & terms of these leases)

There is an Information Memorandum available upon request.

- Land Area 1210 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1





