



Lot 38 Lincoln Highway, PORT NEILL, SA 5604

"Coveview" Coastal Mixed Farming - Eyre Peninsula

396.40 hectares, 979.50 acres

COVEVIEW is land only located in the Port Neill district South Australia. It has been farmed conservatively for a couple of generations as a mixed farming enterprise.

This unique coastal land is in a stunning location overlooking the Spencer Gulf on the Lower Eyre Peninsula. It boasts magnificent uninterrupted coastal views all year round over the 4.2km stretch of cliffs and magnificent white beach frontage.

There are 2 Vendors that hold 4 freehold titles plus a Road Reserve that runs through the property.

Total land area: 427.81 Ha / 1,057.11 acres

Cleared Arable Cropping area: 393.0 Ha / 971.1 acres (approx.)

The property encompasses a undeveloped road reserve of approximately 31.41 Ha

TYPE: Sold

INTERNET ID: 22784341

SALE DETAILS

**Expression of Interest,
Due 4pm, 26 February
2021**

CONTACT DETAILS

PORT LINCOLN
88 Liverpool Street
PORT LINCOLN, SA
08 8621 2100
RLA: 62833

Luke Duncan
0458 141 321

(77.6 acres) running through the property. The farming entity has a permit for cropping and farming animals over this portion of land. The permit is a 5 year agreement with the Tumby Bay District Council to farm the road reserve and is due for renewal on 1st July 2022.

A thin strip of land between the high water mark and the COVEVIEW land exists as Crown Reserve Title along the coast, this land is not part of the sale.

Land Zoning

Most of the land is zoned Rural with a strip along the coast and most of the swamp land in the south zoned Conservation.

Water & Infrastructure

The main SA Water pipeline runs parallel to the Lincoln Highway along the length of the property. 1 x SA Water meter is located in paddock H1 with a poly pipeline to the cement trough centrally located in this paddock. Another SA Water meter is available off the main pipeline in paddock H2 (Decommissioned a few years ago). At this point in time water on the southern end of COVEVIEW is not available.

There is no other buildings and infrastructure on the property.

Paddocks & Soil Types

Undulating plains and rises of neutral to alkaline, grey/brown to slightly red sandy texture contrast soils with calcareous subsoil. COVEVIEW is 7 main paddocks of varying sizes and all paddocks have some small limestone and are well cleared and arable for cropping.

THE AVERAGE ANNUAL RAINFALL in this area is 300mm with approximately 70-80% falling between April to October.

Information Memorandum available for COVEVIEW and all inspection by appointment with the Elders agents.

- Land Area 396.4 hectares







