



379 Bennie Road, WIRRULLA, SA 5661

Sharky's Enterprises - a Mixed Farming Holding at Wirrulla

1,654.50 hectares, 4,088.27 acres

Elders is pleased to present "Sharky's Enterprises" to the market, selling as a whole by Expressions of Interest. It has been leased as a mixed farming practice over the past 5 years. Located in the very tightly held Wirrulla/Petina district, 8 kilometres from the town of Wirrulla. This region is known for its productive cropping and grazing.

Cropping rotation is conducted bi-annually, growing mainly Scepter wheat, some Barley and Oats. This represents a great opportunity to acquire a portfolio of this scale or expand in the Wirrulla/Petina region.

KEY FEATURES:

- * Total area of 1654.5 ha/4088 acres with approx.1434 ha/3543.42 acres arable
- * Capacity of running 600 Breeding Merino Ewes which could potentially be increased to 800 head for the size of the property
- * Comprising of 1 title on 3 sections
- * Annual yield over past 10 years averages between 6-6.5 bags

TYPE: Sold

INTERNET ID: 300P110014

CONTACT DETAILS

CEDUNA
5 McKenzie Street
CEDUNA, SA
08 8624 4700
RLA: 62833

Elaine Seal
0428 400 210

- * Good fertiliser history
- * Mains water access to all 12 paddocks, close proximity to Tod pipeline
- * Water troughs in all paddocks
- * Grey to red loam to sandy loam undulating soil with some limestone ridges
- * Regenerating medic pastures in all paddocks
- * Quality boundary fences with internal fencing good to average
- * Approx. 1700 acres of pasture each season

IMPROVEMENTS

- * 4 Bedroom, 2 bathroom brick home with courtyard, open plan living area, family room and double garage attached to dwelling with roller doors
- * 2nd house made of Besser brick could be used for Shearers quarters or for extra staff. Needs work
- * Between the 2 houses is a secured meat room with gantry and an additional storage room
- * 16m x 12m Workshop with concrete floor, 5m long pit, steel and wooden work benches, power and an industrial light
- * 32m x 18m x 5.7m high Super Shed with concrete floor and power and an industrial light
- * 24m x 9m dirt floor Implement Shed
- * 3 stand Shearing Shed with wood floorboards over stands and indoor yards, concrete floor in wool room. Includes wool press and sunbeam grinder
- * Steel sheep and cattle yards with a loading ramp
- * 4 yard cyclone fenced Feedlot, all have water troughs
- * 3 x 60 bag Silos
- * 2 x 5000lt ground fuel tanks (1 needs repairing) and 240V electric pump
- * 5 rainwater tanks

To request an Information Memorandum or register your interest, please contact the Agent.

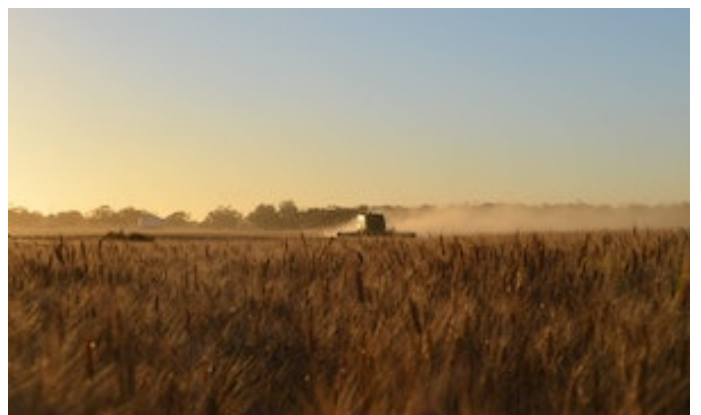
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Elders Real Estate RLA62833

- Land Area 1654.5 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

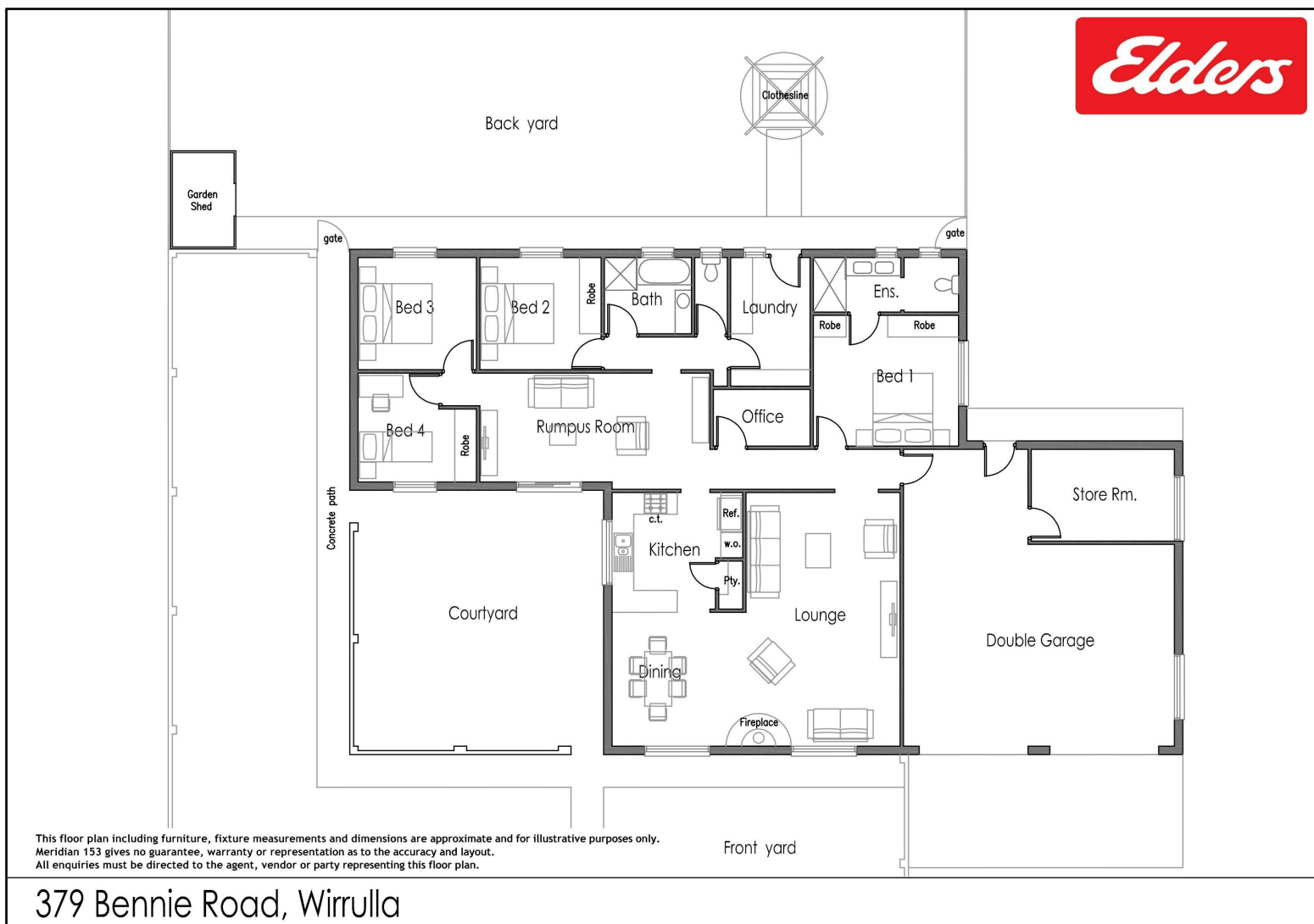
Bedrooms	4
Bathrooms	2











This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Meridian 153 gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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