



## Section 82 Chilmans Road, PORT NEILL, SA 5604

Opportunity Knocks - Mixed Farming on Eastern E.P

**296.20 hectares, 731.91 acres**

Located just minutes from Port Neill on the east coast of the Eyre Peninsula is North Ridge, a wonderful add-on or farm investment in a location that's growing in popularity.

North Ridge has been managed on a year in / year out cropping rotation, growing mostly Barley and then grazing over good regenerating pastures during the lay phase.

The asking price represents \$1,500per arable cropping acre.

Key Highlights include:

- \* Total Land Area: 296.2 Hectares (732 acres).
- \* Arable Cropping Area: 249.7 Hectares (617 acres) with mostly sand over clay soils with clay at accessible depths for future land development.
- \* Well fenced into 3 paddocks.

**TYPE:** For Sale

**INTERNET ID:** 300P110878

**SALE DETAILS**

**\$925,500**

**CONTACT DETAILS**

**PORT LINCOLN**

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

**Luke Duncan**  
0458 141 321

\* Mains water available and connected to water troughs in each paddock.

\* Average annual rainfall is approximately 350mm.

Opportunity knocks for Mixed Farmers and Continuous Croppers.

Contact Luke Duncan of Elders to request an Information Memorandum.

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.

- Land Area 296.2 hectares











