



## 14143 Lincoln Highway, COWELL, SA 5602

STORY'S - Mixed Farming

**1,300.96 hectares, 3,214.67 acres**

Elders Rural Services are please to present 'STORY'S' to the market by way of Expression of Interest closing 21st September 2023.

This mixed farming enterprise is well known within the Cowell district for its cropping and management of livestock.

Located approximately 16kms south-west of Cowell along the Lincoln Highway and 35kms east of Cleve on the east coast of the Eyre Peninsula.

The property is being offered in 3 separate parts...

STORY'S North, STORY'S South and IGLOO Rd Lot.

The Total Land area of STORY'S as a whole is 1,300.96 hectares (3,214 acres) with approximately 808 hectares (1,996.5 acres) cleared and arable for cropping.

**TYPE:** Sold

**INTERNET ID:** 300P127413

**SALE DETAILS**

**UNDER OFFER -  
CONTACT AGENT**

**CONTACT DETAILS**

**PORT LINCOLN**

88 Liverpool Street  
PORT LINCOLN, SA

08 8621 2100

RLA: 62833

**Luke Duncan**

0458 141 321

The average annual rainfall is approximately 300mm with 75-80% usually falling between the April to October growing season.

Sandy loam over red clay soils with the balance of the land being made up of stoney outcrops with native vegetation.

The Breakdown:

#### STORY'S North -

Consists of 3 sections and 1 allotment over 3 freehold titles.

Land area: 474.9 hectares (1,173.6 acres) with approximately 212.0 hectares (523.8 acres) cleared and arable for cropping.

Fenced into 4 main paddocks using mostly cyclone and timber posts with supporting steel droppers. The fencing is in average condition and is considered to be stock proof.

Each paddock is watered for livestock. Water is via mains water supply.

There is an old shearing shed that has not been used for a number of years. This shed could be usable again with some work and attached are a set of sheep yards.

#### STORY'S South -

Consists of 4 sections over 3 freehold titles.

Land area: 629.01 hectares (1,554 acres) with approximately 411 hectares (1,015.6 acres) cleared and arable for cropping.

Fenced into 10 main paddocks using mostly cyclone and timber posts with supporting steel droppers. The fencing is in average condition and is considered to be stock proof.

Each paddock is watered for livestock. Water is via mains water supply.

Improvements include 2 stand shearing shed with attached sheep yards. There is various machinery and implement sheds, fixed grain silos and an old homestead that is in need of repairs. Power is available at the house and shearing shed.

#### IGLOO Rd Lot -

Lot 28 Igloo Rd Port Gibbon consists of 1 allotment on 1 freehold title.

Land area: 197.0 hectares (486.7 acres) with approximately 185 hectares (457.1 acres) cleared and arable for cropping.

Fenced into 3 paddocks using a mixture of cyclone, plain wire and barb with timber posts and supporting steel droppers. The fencing is in average condition and is considered to be stock proof. There are no other improvements on this land. Although arable for cropping, this country is better known for livestock grazing.

This allotment also suits those looking for a lifestyle property close to the seaside village of Port Gibbon, known as a destination for holiday makers.

Contact agent to register your interest and 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. Elders Real Estate RLA62833

- Land Area 1300.96 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>







