



283 Mount Magnificent Road, MOUNT MAGNIFICENT, SA 5210

Magnificent rural lifestyle property!

72.43 hectares, 178.97 acres

This is a unique opportunity to acquire a prime 72.4ha. (approx.. 179acres) grazing property in the tightly held and very picturesque Mount Magnificent area in central Fleurieu Peninsula. The property has been home to the successful family-run BoonARKM stud cattle business since 2007, but now is time for their growing family to relocate locally, and to continue to run their business.

What is on offer here is a fantastic family rural lifestyle on a beautiful property with unmatched panoramic vistas, and only around 10 minutes drive to the shopping, services, school, hotel, golf club and other attractions in Mount Compass township. The fortunate new owners will take over a beautiful and highly productive property that has been extremely well set up and managed over the years. Mostly with the support of and advice from local contractors, this includes programs for ongoing pasture renovation, fertilization, soil health management and weed control. This is all focused on optimizing productivity from the pastures and animal health.

Importantly, there is an abundance of surface water in several large dams across the property, and the reliable annual average high rainfall of around 790mm supports optimum paddock productivity.

TYPE: Sold

INTERNET ID: 300P133757

SALE DETAILS

\$1.95m - \$2.15m

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Ross Coleman
0427836733

The vendors will orientate the new owners with their programs and contractors, if required.

This picturesque property is studded with magnificent mature gum trees and pockets of remnant scrub, all offering shelter for grazing animals. The paddocks are easily accessed by a wide raceway and are all secure with well-maintained fencing.

The c1950 farmhouse has 3 large bedrooms, a modern bathroom, large modern country kitchen, 2 living rooms and 2 toilets after progressive internal renovation over the recent years that has made it a very comfortable home for the family. The large securely fenced backyard comes off the paved undercover alfresco area, with relaxing views down across the property.

The surrounding improvements include workshop/shedding, implement/hay shed and the relatively recent enclosed shearing shed with rooms, kitchen, bathroom and outdoor undercover deck area all looking out over panoramic views down and across this beautiful property.

The key features of this property are;

- 15 paddocks & 4 holding pens across the 179 acres
- 4 large dams
- Good 790mm annual average rainfall
- Plenty of rainwater storage
- Excellent fencing
- Wide raceway for easy paddock access
- Quality animal yards with under cover crush.
- Trees and remnant scrub offering animal shelter
- Mains power connected

The property is within a comfortable short drive to the hotels, shopping, cafes, services, and schools in Mount Compass and Meadows. The major service & shopping centres in Victor Harbor (South Coast), McLaren Vale and Aldinga Beach are only around 30 minutes away by car, and the Adelaide CBD approx.. 60 minutes by car.

NOTE: The first open inspection is scheduled for 11.30am on Saturday July 13. In the meantime I will be pleased to email you a copy of the INFORMATION MEMORANDUM to assist with your orientation about the property.

Disclaimer: We have in preparing this information used our best endeavors 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. RLA 62833

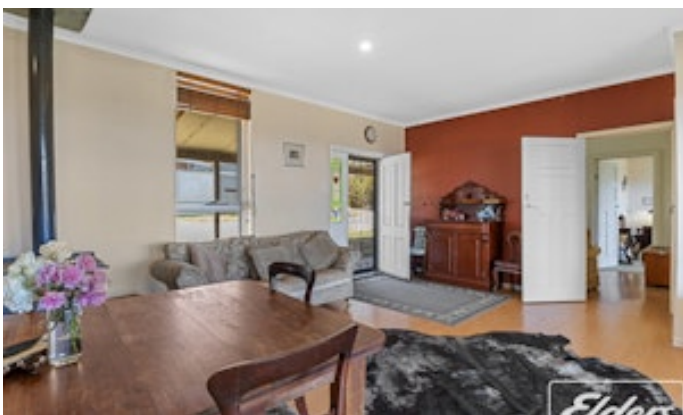
- Land Area 72.43 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1

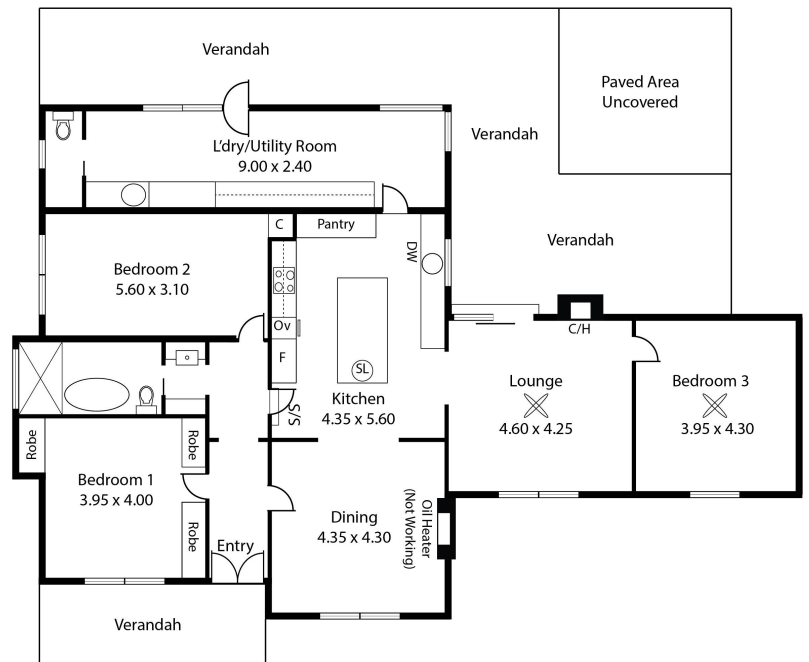
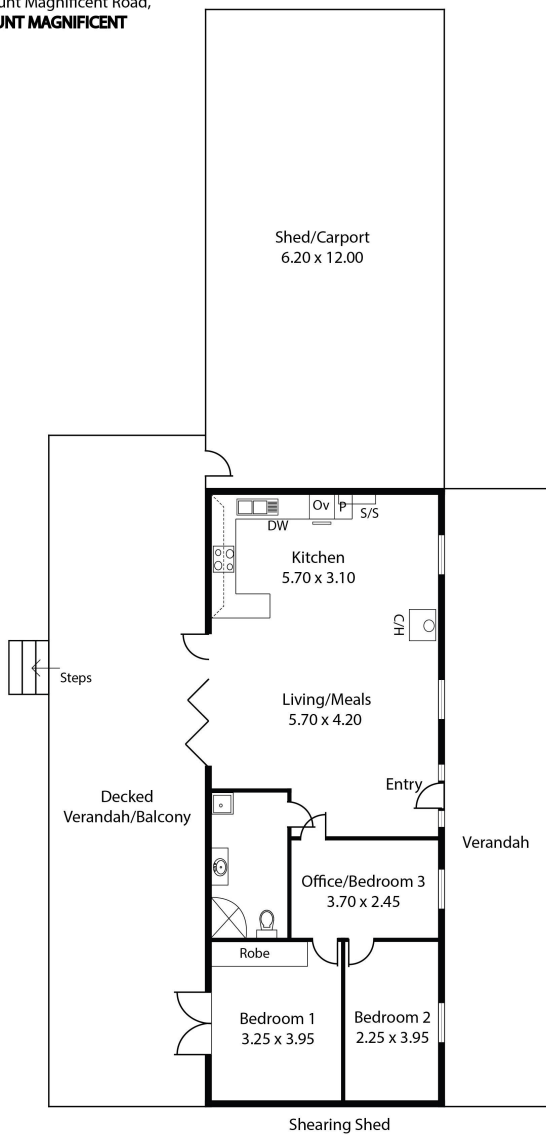








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MOUNT MAGNIFICENT



Living:	170.14 sqm
Verandah:	71.66 sqm
Shearing Shed:	93.00 sqm
Shearing Shed Ver.:	105.40 sqm
Total:	440.20 sqm



This Drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.



