



572 Hampel Road, RUDALL, SA 5642

"VALLEYS" - Farm with many improvements

714.10 hectares, 1,764.54 acres

Elders Rural Services are pleased to present "VALLEYS" to the market by way of Expression of Interest, closing 1st February 2024 (if not sold prior).

Valleys is located 9kms south-west of Rudall and 30kms west of Cleve on the Eyre Peninsula in South Australia.

This land was traditionally farmed with a cropping and livestock program but has been continuously cropped since 2017. During this time the rotations include wheat, barley, lentils and vetch.

Key Features:

- * Total Land area: 714.1 Hectares (1,764.5 acres)
- * Arable Cropping area: 633 Hectares (1,564 acres) approx.

TYPE: Sold

INTERNET ID: 300P137247

SALE DETAILS

**Expression of Interest
By 1st February 2024 -
4pm**

CONTACT DETAILS

PORT LINCOLN

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

Luke Duncan
0458 141 321

* Undulating, easy working country with loamy sand over clay soils and some heavier loam flats.

* The average annual rainfall is approximately 350mm with approximately 75% falling between the April to October growing period.

* Fencing consists of wooden posts and cyclone with some single barb top wire. The condition of the fencing is mixed. Mostly average to good with some internal fences below average.

* There is mains water to the property with waterlines feeding tanks and troughs throughout paddocks as well as supplying tanks for spraying.

* Improvements include a number of implement sheds, workshops, machinery sheds and 2 stand shearing shed. There are fixed grain silos, rainwater tanks for spraying, sheep yards, cattle yards and a 12,800lt diesel tank with electric pump.

* The property includes a 4-bedroom, 1 bathroom brick home perfect for a family. There is a modern kitchen, dining area, lounge room and sleep out. A timber deck has been added on the front and colorbond roof replaced.

There is a Besser block double garage with rumpus room / sleep out on the back which includes bathroom and w/c.

The back yard is fenced and includes lawn, established fruit trees and veggie garden.

This farm has been very well managed in recent years with good agronomic practices.

To request an Information Memorandum and register your interest, contact Luke Duncan of Elders.

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 714.1 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







