



## 5465 Cowell-Kimba Road, YALANDA, SA 5641

### YALANDA HILL

Elders are pleased to present 'YALANDA HILL' to the market for your consideration.

Offered as a whole, by way of Expression of Interest closing on Friday 23rd of February 2024 at 2pm (if not sold prior).

Located approximately 30km south-east of Kimba, and 55km north-west of Cowell, with Eyre Peninsula's major city of Whyalla 145km east of Kimba, and 105km north of Cowell.

The total land area on 'YALANDA HILL' is 1,466.9 hectares (3,624 acres) with approximately 810 hectares (2,000 acres) cleared and arable for cropping.

The farming practices consist of mostly cereal crops and sheep grazing.

The land consists of plains and gentle slopes with various sandy loam heavier grounds.

**TYPE:** Sold

**INTERNET ID:** 300P139199

#### **SALE DETAILS**

**E.O.I by 23rd February  
- 2pm (INSP)**

#### **CONTACT DETAILS**

**CLEVE / COWELL**  
31 Rudall Road & 14 Main  
Street  
CLEVE / COWELL, SA  
08 8621 7100  
RLA: 62833

**Nick Schumann**  
0428 383 833

Fenced into 10 main paddocks with cyclone and wooden posts with supporting steel droppers.

There is mains water to the property, with waterlines feeding tanks and troughs throughout the majority of paddocks as well as supplying tanks for spraying. 3 large water catchment dams also provide additional livestock water supply.

Improvements include various machinery and implement sheds, workshop, shearing shed with sheep yards, and fuel tanks.

There is a timber framed, 3-bedroom, 2-bathroom home, in excellent condition located at the driveway entrance on the Cowell-Kimba road.

There is mains water available via the Yalanda Water Scheme and rainwater for the house.

The Average annual rainfall over the last 13 years is 330mm (13 inches), with over 300mm in 9 of those years and tops of 518mm (2022) and 498mm (2016) with the majority falling between the April to October growing season.

To register your interest or to request an Information Memorandum, please contact acting agent Nick Schumann on 0428 383 833.

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

- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

Bedrooms	3
Bathrooms	3







