



1137 Crabbs Road, SEDDON, SA 5223

LAGOON BLOCK

280.00 hectares, 691.88 acres

Make the most of the current record sheep and lamb prices, good cattle and rising wool prices, with this as a startup or addon property.

Allotments 2 and 109, Hundred of Seddon, adjoining 1137 Crabbs Rd, Seddon

- Two contiguous titles, of 179.5 and 98 ha of freehold land, of which approx 194 ha is pastured (480 acres).
- 2 road frontages, being the main sealed (arterial) South Coast Road and Crabbs Road.
- A picturesque gently undulating property perfect for cropping and/or grazing, with 40 ha of native scrub in north east corner, plus shelter belts throughout the property.
- Reliable 550mm rainfall.
- Historically carrying 750 ewes, 400 hoggets, with 30 @ 50 ha cropped annually.

TYPE: For Sale

INTERNET ID: 300P152665

SALE DETAILS

\$1,680,000

CONTACT DETAILS

**Elders Real Estate
Kangaroo Island**
12 Telegraph Road
KINGSCOTE, SA
08 8551 4108
RLA: 62833

Colin Hopkins
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- Stock watered by 7 dams, including 1 new dam, 2 enlarged (1 of enlarged to approx 5 Meg.) and 2 others cleaned out, this last autumn.
- Currently fenced into 5 paddocks, but with dams positioned ready to be made into 7 paddocks.
- Good fertiliser history.
- Sheep handling yards on site.
- 3.5 kms of new fencing with 7 line ringlock cyclone and 2 barb wires (1 each to top and bottom of fence). This includes all road boundary fences.
- Power supply options conveniently close by.
- Build your dream home (subject to council approval) with beautiful views overlooking the lagoon and the Little Sahara sandhills, or even distant views of the sea from the top of this property plus the Little Sahara sandhills.
- Substantial lagoon fully within the property (approx. 10 ha), plays host to a diverse, and plentiful range of water birds. Great for kayaking and camping.
- Located between Vivonne Bay and Kangaroo Island Wildlife Park (Seal Bay Rd turnoff), being only 7 kms to Both.
- 20 kms to Parndana via sealed roads for shops, school, Parndana Hotel, etc.
- 53 kms to Kangaroo Islands main town of Kingscote.

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 280 hectares





