



2944 OTC Road, WANDANA, SA 5690

KOONDAPUNDA – Rural Property for Sale on OTC Road

Location: 2944 and Pieces 40/41 & 20/21 OTC Road, 1121 Beattie Road, Wandana
Situating 17 kilometers northwest of Ceduna, this property surrounds the iconic old OTC communication base, a landmark in the local district. The property is available as a whole or can be split into allotments across 7 separate titles.

Land Details: Total Area: 8533.86 ha (21,087 acres); Arable Land: 4895 ha (12,095 acres); Grazing/Pastoral Land: 1575 ha (3892 acres); Vegetation: Includes established mallee, saltbush, bluebush, and wattle, providing natural shelter.

Agricultural Use:

- Cropping: Managed under a legume/wheat/barley/oats and pasture rotation.
- Fertilization: Currently under lease, with the lessee applying superphosphate at rates commonly accepted by local primary producers.
- Average Yield: 6-6.5 bags over the past 5 years.
- Pasture Management: Conservative grazing practices to build the medic seed bank

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P155855

CONTACT DETAILS

WUDINNA

44 Eyre Highway
WUDINNA, SA
08 8680 3300
RLA: 62833

Elaine Seal

0428 400 210

during pasture phases.

- Rainfall & Stocking Capacity: Average annual rainfall of 290mm, with a DSE stocking capacity of 4700 Merino Sheep.

Soil & Fencing:

- Soil Type: Red and brown sand over clay with scattered granite outcrops.
- Fencing: All boundary and internal fences are in good to excellent condition.

Water & Improvements:

- Water Supply: Mains water via the Wandana Water Scheme Inc. All 44 paddocks have water access through 5 water meters.
- Improvements: 4-bedroom home with inground swimming pool; Extensively renovated 4-bedroom stone house; 4-stand raised shearing shed with new sheep yards; additional 2-stand shearing shed and yard on another block; 7 machinery sheds; 2 bulk fertilizer sheds; 2 mouse-proof barns on stilts; 11 grain silos of various sizes; 22,000L bulk diesel storage tanks; Numerous water tanks and troughs throughout the property

Investment Opportunity:

Koondapuna is positioned for immediate capital returns and offers a rare opportunity to invest in a productive agricultural district with excellent infrastructure. The property is currently under lease, ensuring ongoing productivity. The vendors are open to negotiating the exclusion of the dwelling on the home place if it is not required in the sale.

Preferred Settlement Date: 31st March 2025 or negotiable

Contact the selling agent to obtain an Information Memorandum.







