



Allotment DRAY POLE HILL Road, YALLUNDA FLAT, SA 5607

"COOLANTA" - One for Nature Lovers

113.80 hectares, 281.20 acres

Yearning to get back to nature? Then escape to your own 280-acre private wilderness sanctuary amongst magnificent native vegetation that offers an abundance of wildlife.

There is approximately 45 acres of cleared arable land for cropping and areas ideal for building your home.

The property is situated 18km northwest of Tumby Bay and consists of Eyre Peninsula Blue Gums along Oolanta creek which dissects the southern end of the property with 1.6 km (approx.) of road frontage. The northern part of this property is made up of sugar gum woodland with stands of peppermint box, sheoak, ridge fruited mallee and quandong. This varied habitat provides refuge for a host of wildlife including kangaroos, wallabies and emu as well as more than 70 species of Australian Birds that call the property home. Among them are peregrine falcons, eagles, 9 species of honeyeater and many rarer robins, wrens and lorikeets nesting in numerous tree hollows on the property.

TYPE: Sold

INTERNET ID: 300P155864

SALE DETAILS

\$270,000 - \$290,000

CONTACT DETAILS

PORT LINCOLN

88 Liverpool Street
PORT LINCOLN, SA
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An area of 45 acres is cleared and arable and located centrally on the property. This area is under a continuous cropping regime via a share-farming agreement that provides a useful income stream or could be utilised for any number of perma-culture or eco-tourism ventures. This area offers suitable building sites, and the entire property is zoned "Rural / Primary Production" allowing for the construction of a home and/or further improvements (STCC).

In 2019, a new 9m x 9m shed with concrete floor was built, providing secure lock up storage plus there is 30,000lts of rainwater storage.

A shipping container is currently utilised as a workshop, and smaller sheds and shelters provide storage for firewood.

A small shed/hut provides further water storage in two tanks at the northern end of the property, and a small dam along with the creek and billabongs provide good water for stock all year round if needed.

Firebreaks around the perimeter fencing provide good vehicle access along with several (including walking tracks) that provide access through the timbered areas, creek lines and around the cropping area.

The property is not connected to the power grid, but portable solar, battery banks and inverters along with portable 240v generated power is currently used when power is needed.

A slow combustion wood heater is installed in the shed along with an optional tandem caravan that could be purchased with the property.

If you dream of living off the grid, love nature, birdlife or photography, or you just want some peace and tranquility, you will love this property.

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. Measurements are approximate.

Elders Real Estate RLA62833

- Land Area 113.8 hectares







