



## 3305 Langhorne Creek Road , MULGUNDAWA, SA 5255

SOLD by Phil Keen

**77.20 hectares, 190.76 acres**

'Chetwood' Water. Centre Pivot Irrigation. Modern Home.

For Sale by Expression of Interest

Closing Tuesday 22nd October 2024 at 11.00am unless sold prior

The property is available for purchase, inclusive of:

- Land
- Water Licence
- Plant & Equipment

Features

- 77.2 ha or 190.7 ac total

**TYPE:** Sold

**INTERNET ID:** 300P162946

**SALE DETAILS**

**Expression of Interest**

**CONTACT DETAILS**

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Philip Keen**  
0438 308 650

- 24.3 ha\* under Centre Pivot irrigation
- Water Licence Number 2745-3 provides 11.7 ML total (7.9 ML Class 1 shares and 3.8 ML Class 3 shares)
- Water supplied from Lake Alexandrina via pump from irrigation channel
- Centre Pivot SX Desert Storm 5 Span Irrigator. 1980LPM. 265mtr
- Mainly level terrain with deep sandy loam soils with some clay subsoil
- Modern 2017 built 3-bedroom brick veneer home
- 2 x steel frame sheds, hay shed, cattle yards

Please contact Philip Keen on 0438 308 650 for a comprehensive Information Memorandum.

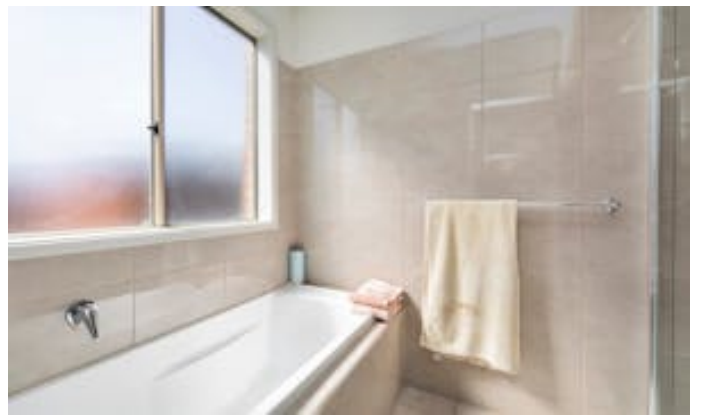
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

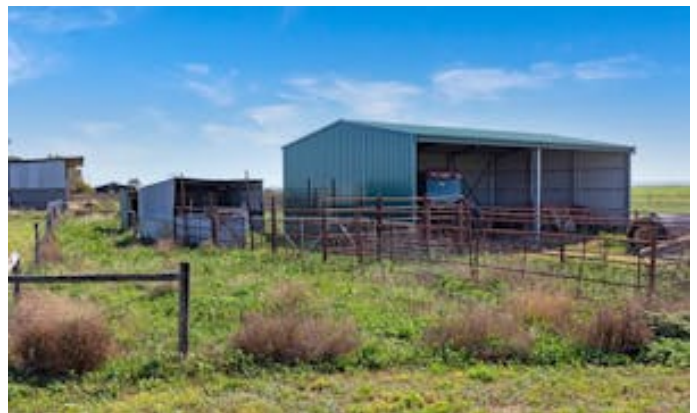
- Land Area 77.2 hectares
- Bedrooms: 3
- Bathrooms: 2

## HOMESTEAD

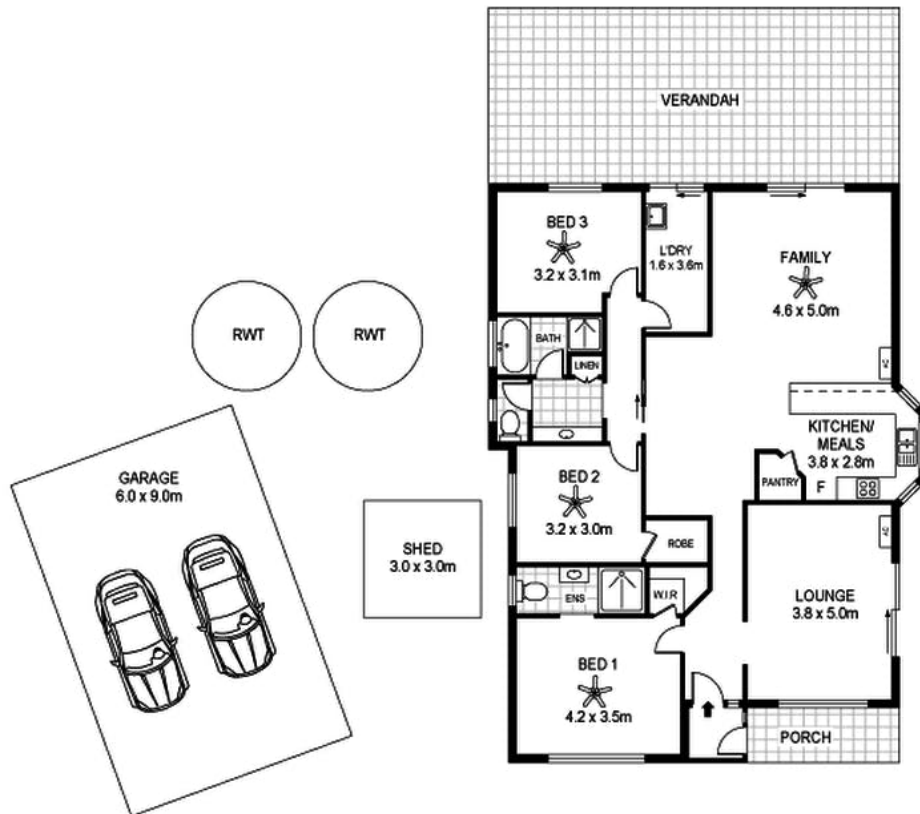
Bedrooms	3
Bathrooms	2











Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 135m<sup>2</sup>

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