



## Lot 41 Eyre Highway, PIMBAACLA, SA 5661

Mixed Farming Parcel - 5km West of Wirrulla

Property Name: Sheridan's

Location: Section 41, Hundred of Perlubie, Pimbaacla, adjacent to the Eyre Highway

Overview: Sheridan's offers an exceptional rural property opportunity with a total area of 952 hectares (2,352 acres). Located conveniently with Eyre Highway frontage and additional access via Greenfield Road, this property is positioned just 85 km east of Ceduna and Thevenard Port, making it ideal for grain cartage.

Land Details: Total Area: 952 ha (2,352 acres); Arable Land: 796 ha (1,967 acres); Grazing Land: 156 ha (385 acres) featuring mallee trees and spear grass, providing natural stock shelter and additional grazing opportunities.

Agricultural Use:

Cropping Rotation: Bi-annual rotation focusing on wheat, medic, and oats.

Fertilization: 65 kg of Granulock Z fertilizer applied during cropping, yielding an average return of 1.3 tons of wheat per hectare.

**TYPE:** Sold

**INTERNET ID:** 300P163015

### CONTACT DETAILS

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

0428 400 210

**Pasture Management:** Conservative grazing with an emphasis on building the medic seed bank during pasture phases.

**Rainfall & Stocking Capacity:** Average annual rainfall of 300mm, with a DSE stocking capacity of 400 Merino ewes.

**Soil & Fencing:**

**Soil Type:** Primarily grey calcareous and sandy loam.

**Fencing:** Quality modern fencing with 5â##7-line cyclone construction, offering secure boundaries and internal divisions with established mallee tree belts providing additional shelter.

**Water & Improvements:**

**Water Supply:** Mains water with good pressure, servicing all 4 paddocks via a single meter.

**Improvements:** Includes 5 water troughs, a set of sheep yards, and a 5,000-gallon spray tank.

**Investment Opportunity:** This low-maintenance property presents a fantastic opportunity for expansion or investment with leasing potential. The property is being sold as a whole, under a single title, with the option to include the current crop in the purchase.

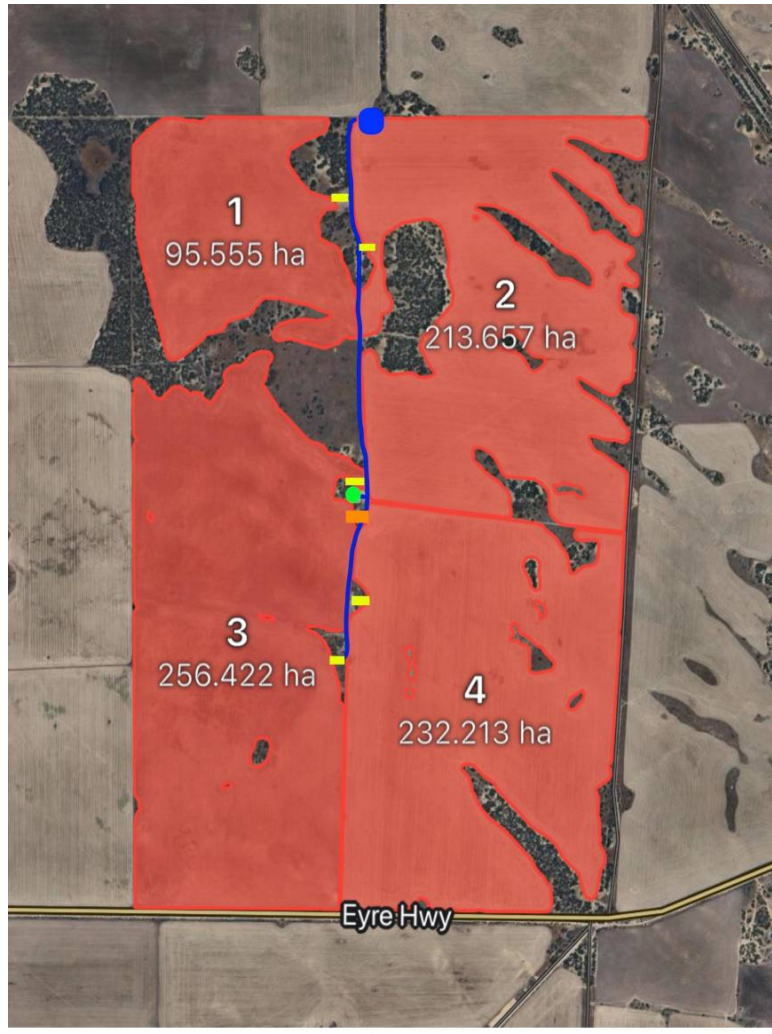
**Sale Details:** Method: Expressions of Interest; Closing Date: 12 noon, Monday 30th September 2024; Settlement: Preferred by early December or sooner

**Contact:** For further details or to arrange an inspection, please contact the selling agent.






Sheridan's is primed for instant capital returns and offers an outstanding opportunity to invest in a productive agricultural property with excellent infrastructure and growth potential.







**SHERIDAN'S**  
**TOTAL: 952ha (2352acres)**  
**ARABLE: 796ha (1966acres)**

-  WATER METER
-  TEAM POLY 5000GALLON TANK
-  TUMBY BAY CONCRETE TROUGH
-  SHEEP YARDS
-  WATER LINE