



Lot 101 Schaefer Road, SEDDON, SA 5223

Lot 101, Schaefer Road, Seddon

715.60 hectares, 1,768.25 acres

Historic Island property, taken up by the current owner's family in 1904

Located 17 km south of Parndana, 40 km south west of Kingscote, (1 km off the main sealed South Coast Road)

715.6 ha, of which approx. 420ha is pastured, balance shelter belts, heritage and light grazing

Self contained "add on block"

For sale \$2,500,000

- Fenced into 17 main very clean paddocks.

- Alkaline soil types support medics and perennial grasses, predominantly tall wheat

TYPE: For Sale

INTERNET ID: 300P183344

SALE DETAILS

\$2,500,000

CONTACT DETAILS

**Elders Real Estate
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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.

grass.

- Approx 16 ha of "terra rossa" like red flats
- Annual super applications, 45T of plain super in 2025.
- 160 ha has had clay spreading
- Water security afforded by dams which access the relatively shallow water table over a 40 ha area, this is then reticulated across the balance of the property with a combination of solar and traditional windmill, and header tanks
- 550 mm average rainfall (170mm so far this year to 09.07)
- Approx.255 ha of the property has been cropped at various times
- Original 2 roomed limestone home still on site (now predisposed as an equipment shed)
- 3 stand shearing shed, sheep yards and other sundry machinery shedding.
- Exclusion fencing to majority of boundaries, internal 5 and 6 line cyclone
- Currently carrying 1300 ewes and their progeny, (historically up to 2000)

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 715.6 hectares





