



## Lot 5 McAvaney Lane, WHITES FLAT, SA 5607

Absolute Drought Proofer

**408.67 hectares, 1,009.82 acres**

Located 27kms north of Port Lincoln, 40kms east of Cummins and 40kms south-west of Tumby Bay, this property is well suited to mixed farming within a reliable rainfall region.

Total Land Area is approximately 408.67 hectares (1,009.8 acres) over 8 sections / allotments.

Soils of heavy red / brown clay with ironstone makes up the 283.3 hectares (700 acres) of arable cropping ground plus an additional 30 acres of semi-arable ideal for pasture paddocks with the balance of the land consisting of granite outcrops and light native vegetation.

The property is well watered with multiple dams, water holes, rainwater storage and mains water.

Very well fenced into 7 main paddocks plus 3 smaller holding pens consisting of mostly timber posts and cyclone. A lot of the fencing has recently been replaced.

**TYPE:** For Sale

**INTERNET ID:** 300P184384

**SALE DETAILS**

**Price Guide \$4,250,000**

**CONTACT DETAILS**

**PORT LINCOLN**

88 Liverpool Street

PORT LINCOLN, SA

08 8621 2100

RLA: 62833

**Luke Duncan**

0458 141 321

Improvements include:

- \* Large 70' x 40' x 20' machinery shed built in 2022 with concrete floor, power and 5 sliding doors. There is an area sectioned off within the shed with plumbing provisions for bathroom and kitchen.
- \* Shearing Shed - 3 stand with attached sheep yards.
- \* 3 x 22,500lt rainwater tanks and 23,000gallon concrete tank for spray purposes.
- \* Machinery / Implement Shed - 50' x 30' with concrete floor.
- \* An old shearing shed with attached sheep/cattle yards (needs work).

The average annual rainfall is considered to be approximately 500mm.

This property is impressive. Very well set up, best farming practices applied and in a reliable cropping and grazing area.

For more information, contact agent to request an 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. Elders Real Estate RLA62833)

- Land Area 408.67 hectares















