



3276 Mount Hill-Coomaba Road, MOODY, SA 5607

WINDELLA - Mixed Farming

567.38 hectares, 1,402.00 acres

Elders are pleased to present Windella to the market for your consideration.

Offered by way of Expression of Interest with offers due by Tuesday 23rd September 2025 (4pm).

Located 17kms north of Ungarra, Windella consists of 1 section over 1 freehold title and is suited to mixed farming with large open arable cropping areas and outstanding sheep infrastructure.

The total Land area is 567.38 hectares (1,402 acres) with approximately 510 hectares (1,260 acres) cleared and arable for cropping.

Over the past 5 years the property has undergone major improvements including a major overhaul of the shearing shed and huge undercover sheep yards have been built.

Fences have been replaced, new water pipe laid and new troughs for livestock

TYPE: For Sale

INTERNET ID: 300P184608

SALE DETAILS

**Expression of Interest
by: Tues 23rd Sept
2025**

CONTACT DETAILS

PORT LINCOLN

88 Liverpool Street
PORT LINCOLN, SA
08 8621 2100
RLA: 62833

Luke Duncan
0458 141 321

watering.

You will be impressed!

Key Features

- * Fenced into 10 main paddocks of wooden posts and cyclone with single barb.
- * 2 machinery sheds, grain shed and other farm infrastructure.
- * 3-stand shearing shed and undercover sheep yards with drafting gates and loading ramp. Approx 800 head capacity. Includes lunchroom, shower and bathroom area.
- * Mains water and rainwater storage.
- * Road train access.
- * Sandy loam over clay soils with finer calcareous sandy soils.
- * Average annual rainfall of approximately 350mm - 375mm.

Windella is a tidy turn-key investment.

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 567.38 hectares
- Bathrooms: 1







