



## 500 North Spriggs Road, CLEVE, SA 5640

Excellent Farming Opportunity in reliable Cleve Hills

**1,806.00 hectares, 4,462.63 acres**

Elders are pleased to present REX'S, RAMSEY'S & MT SHANNAN to the market for your consideration.

Offered as a whole or in three separate parts, this property of undulating and picturesque terrain boasts highly productive soils of red/brown loam over clay in one of the districts most reliable rainfall zones.

The total land area of the combined holdings is 1,806 hectares (4,462 acres) with approximately 1,426 hectares (3,523 acres) cleared and arable for cropping.

Here is a breakdown of the three properties:

REX'S -

4 sections over 3 titles.

**TYPE:** For Sale

**INTERNET ID:** 300P184620

### SALE DETAILS

**Expression of Interest  
By: Thurs 23rd Oct  
2025**

### CONTACT DETAILS

**PORT LINCOLN**

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

**Luke Duncan**  
0458 141 321

Total: 644 hectares with 555 hectares (1,371 acres) for cropping.

3 bedroom family home.

Machinery sheds, shearing shed & sheep yards and various other farm infrastructure.

RAMSEY'S -

5 sections over 3 titles.

Total: 812 hectares with 595 hectares (1,470 acres) for cropping.

2 sheds & mains water.

MT SHANNAN -

1 section over 1 title.

Total: 350 hectares with 276 hectares (682 acres) for cropping.

1 machinery shed.

All properties are well watered with a series of dams and there is rainwater storage for domestic use and for spray purposes.

The home was built around 1980 of brick veneer with tiled roof. Neat and tidy with modern kitchen and dining area, formal lounge room, 3 good size bedrooms and study. There is a double garage and rainwater plumbed in.

Fences consist of mostly wooden posts and 6-line cyclone. Most of which is in fair stock proof condition.

Soils of mostly red/brown loam over clay.

The average annual rainfall is considered to be approximately 400mm - 425mm.

An Information Memorandum is available upon request.

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 1806 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

Bedrooms	3
Bathrooms	1













