



## Tillers Road, WYE, SA 5291

Ready to Run – Turnkey Rural Property with Cattle Yards and Water Security

**64.95 hectares, 160.49 acres**

Auction on Site 3rd of October 2025, 11.00am (Unless Sold Prior)

Set in the heart of South Australia's lush farming region, this exceptional 160-acre property offers a rare opportunity to secure versatile land in a highly sought-after location. Whether you're looking to expand your existing agricultural operation or build your dream rural home (subject to council approval) this property delivers on every front.

This property is situated approximately 3kms from popular Browns Bay, 13kms from Nelson and only 23kms from Mt Gambier CBD.

Boasting 708mm of annual rainfall, adaptable soils, and a documented fertilisation history, the land is primed for productivity. Divided into three well-maintained paddocks, each with reliable water sources, it's ready to support your farming ambitions from day one.

**TYPE:** Auction

**INTERNET ID:** 300P185280

### AUCTION DETAILS

11:00am, Friday October 3rd, 2025

### CONTACT DETAILS

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA  
08 8726 4400  
RLA: 62833

**Damian Venn**  
0438 904 771

Infrastructure includes durable newly rebuilt Cattle Yards with a steel Crush & steel Loading ramp. Complemented by solar-powered electric fencing, two double gateway bitumen road access points and Grundfos solar stock water systems-ensuring sustainable and efficient operations. Currently running 46 steers, the property is a proven performer with room to grow.

Located close to major livestock selling centres, this property offers both convenience and strategic value for buyers seeking a central base for agricultural activities.

Inspection by appointment only. Damian Venn 0438 904 771

RLA 62833

- Land Area 64.95 hectares







