



## 1805 Manga Road, KALANGADOO, SA 5278

Versatile Grazing property in sought after Kalangadoo area

**187.00 hectares, 462.08 acres**

187 ha/ 462.07 acres

Situated 7km from the township of Kalangadoo, centrally located between Millicent and Penola, both approximately 30kms. 1805 Manga Road is a strong grazing property also suited to hay production. Whilst the lessee is currently stocking cattle; the property also has a history of prime lamb production.

The red gums on the eastern side of the property serve as a vital natural shelter, providing warmth and protection for livestock during the cold winter months while offering much-needed shade in the summer.

The highly versatile soil types, ranging from brown loam over clay to clays over limestone at depth, effectively retain moisture, enabling the production of lush green feed well into the summer months.

Key features:

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.

**TYPE:** Under Contract

**INTERNET ID:** 300P185493

**SALE DETAILS**

**UNDER CONTRACT**

**CONTACT DETAILS**

**Kingston**  
45 Holland Street  
Kingston, SA  
08 8767 4000  
RLA: 62833

**Grant Schubert**

- Excellent near new steel construction cattle yards, portions concreted
- 3 stand unequipped shearing shed/ storage shed with rubbled roadway, connected to mains power
- Pastures consist of Phalaris, clovers and native grasses

The future outlook of the agriculture industry is exciting, and this is a rare and valuable opportunity to acquire land in a highly sought-after, tightly held area. Don't miss out on this exceptional chance-contact Grant Schubert today to arrange a private inspection or to request a copy of the information memorandum and explore the potential of this property.

- Land Area 187 hectares



