



331 Brownes Flat Road, GERMAN CREEK, SA 5291

443 Acres of Prime Agricultural Land + \$30K Annual Turbine Income

179.28 hectares, 442.99 acres

EXPRESSION OF INTEREST CLOSING 13TH OF NOVEMBER 2025 11.00am
(Unless sold prior)

Elders Real Estate are pleased to be offering for sale by expression of interest this sought after acreage in the German Creek district.

Comprising a total land area of 443 acres* (179.29 Ha)* of highly productive and rarely acquirable country.

Responsive highly arable soil types comprising a mix of perennial and annuals.

- Formed laneways accessing yards and paddocks.
- Stock watered by submersible pump and solar pump
- Mains power

TYPE: For Sale

INTERNET ID: 300P185946

SALE DETAILS

**EXPRESSION OF
INTEREST**

CONTACT DETAILS

RLA62833

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

Damian Venn
0438 904 771

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.

Other features include substantial steel cattle yards with good access, 7 paddocks with water points.

Fencing is of a high standard.

Beyond its agricultural potential, this property generates a substantial annual income from turbines, amounting to approx. \$34,000 per annum until 2038. This additional revenue stream enhances the financial viability and attractiveness of the property, providing a stable and supplementary income.

Located approx. 35 kms to Mount Gambier, 36 kms to Millicent and 19 kms to Tantanoola.

For more information or to arrange a viewing, please contact Damian Venn - 0438 904 771

- Land Area 179.275739 hectares



