



Lot 147 Charlton Gully Road, WANILLA, SA 5607

Mixed Farming - Reliable Rainfall

206.00 hectares, 509.03 acres

Section 147 Hundred of Wanilla consists of 1 freehold title with a total land area of 206 hectares (509 acres) with approximately 195 hectares (481 acres) cleared, arable and suited to cropping.

The terrain consists of plateaux, rises and low hills with sandy loam over ironstone soils.

This year the land has been sown to Vetch after 4 consecutive years of sheep grazing.

Historically, crops of wheat, barley and canola have also been grown.

There is a bore and central dam for livestock watering and small areas of vegetation serve as shelter belts.

Fenced into one large paddock with wooden posts and 6-line cyclone, mostly in fair to good stock proof condition.

TYPE: For Sale

INTERNET ID: 300P186478

SALE DETAILS

**Best Offer By 14 Nov -
Price Guide \$1.8M -
\$2M**

CONTACT DETAILS

PORT LINCOLN

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

Luke Duncan
0458 141 321

The district receives a reliable average annual rainfall of approximately 475mm making this a real drought proofer.

Located on the edge of Wanilla with access off Charlton Gully Road, Hut Road and Strawberry Hill Road, this property is a great little add on.

Crop can be available with the sale - subject to negotiation.

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 206 hectares







