



1888 Hundred Line Road, PERPONDA, SA 5308

Cropping and Grazing on 667.7HA (1,649.92 Acres)

667.70 hectares, 1,649.89 acres

Set in a peaceful rural landscape, this substantial holding offers gently to slightly undulating arable land 667.7HA (1,649.92 Acres), with approximately 100 acres of native scrub providing excellent natural shelter for stock. The soils are predominantly sand over loam, well-suited for a variety of cropping and grazing pursuits.

The property is well-watered, with a bore and submersible pump supplying the entire farm. While the windmill is not currently in operation, the infrastructure is in place. There are many tanks throughout the property of varying sizes and make. Boundary fencing is cyclone and stock-proof, ensuring secure grazing. Currently sown to rye for sheep feed, the land also has a strong history of wheat, barley and oat production, highlighting its versatility.

Improvements include a one stand shearing shed and yards (in fair to poor condition) along with a character-filled original stone cottage, over 100 years old. While the home would benefit from some work, it is liveable, offering two bedrooms, lounge, kitchen with eat-in dining, bathroom, laundry, and gas hot water service. A barn adds further storage and other potential.

TYPE: For Sale

INTERNET ID: 300P186774

SALE DETAILS

\$1.3m

CONTACT DETAILS

Murray Bridge

93 Railway Terrace

TAILEM BEND, SA

08 8572 8006

RLA: 62833

Ali Bolt

0437 290 698

This is a rare opportunity to secure a large-scale parcel with mixed farming potential, a blend of history and productivity, and the chance to make your own mark.

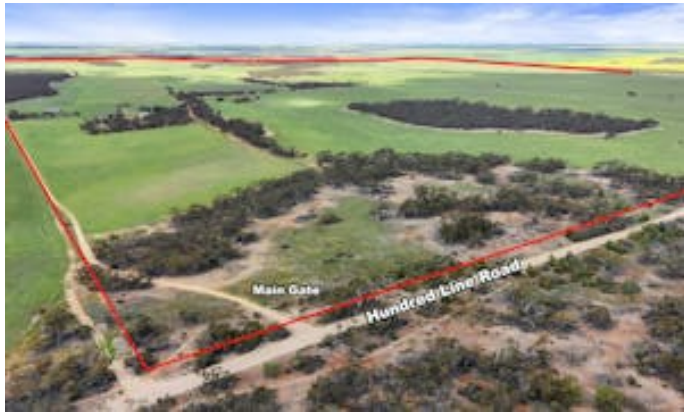
Contact Ali Bolt on 0437 290 698 to book an inspection.

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 667.7 hectares
- Bedrooms: 2
- Bathrooms: 1

HOMESTEAD

Bedrooms	2
Bathrooms	1

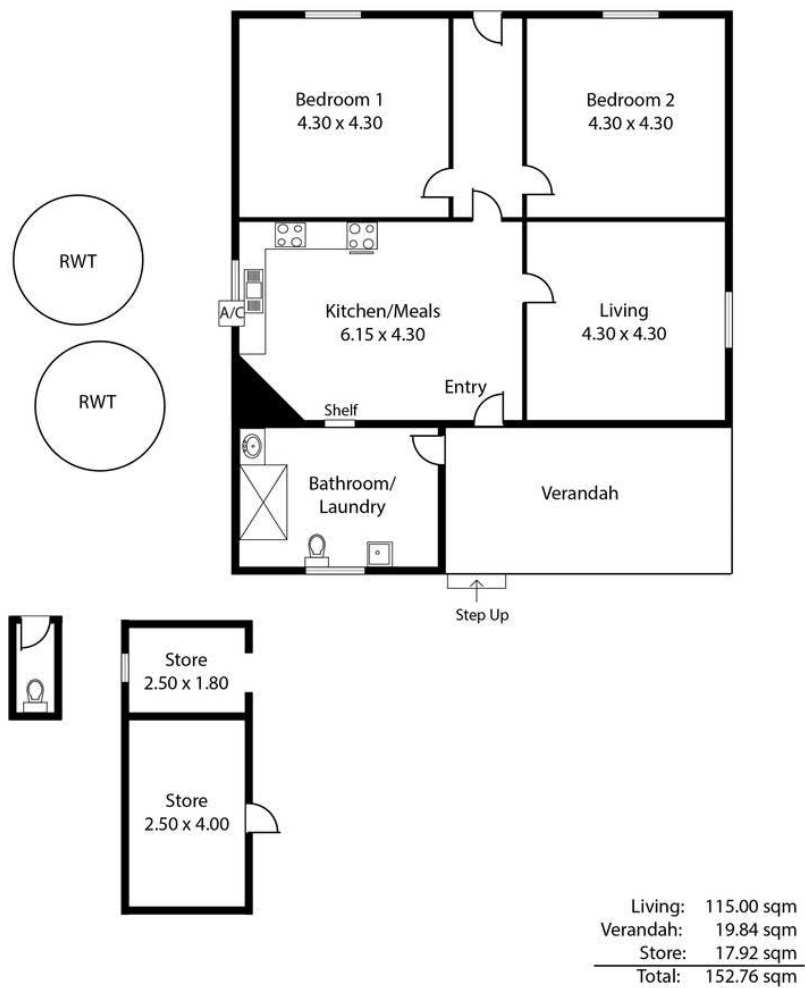








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PERPONDA



This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
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