



252 Hoffner Road, SANDALWOOD, SA 5309

"Springbrae" Cropping and Grazing Opportunity with Scale and Scope

A substantial mixed-farming holding offering flexibility, productivity and scale - ideal as a standalone enterprise or addition to an existing operation.

Comprising a total of 1,677.2 hectares (approx. 4,144 acres), with around 1,165 hectares (2,880 acres) arable, the property is presented as two Certificates of Title: CT 5168 / 796 â## Section 42: 443.2ha (1,367ac) together with CT 5894 / 902 â## Sections 41 & 43: 1,124ha (2,777.5ac).

Supporting both cropping and livestock, this country is well-suited to sheep breeding and fattening and productive for Rye and Barley. Established Veldt grass stands, together with primrose and medics, provide reliable perennial feed across seasons. The land comprises red sandy loam over clay, complemented by stronger red flats and some light stony rises.

Infrastructure includes:

- A three-bedroom stone home with basic amenities

TYPE: For Sale

INTERNET ID: 300P187657

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

Murray Bridge

93 Railway Terrace
TAILEM BEND, SA
08 8572 8006
RLA: 62833

John Robinson

0409 609 457

- An older shearing shed and sheep yards
- 30ft x 50ft workshop and implement shed, Combine and header sheds, Four-bay garage, Chemical and oil storage
- 50T silo
- Three working bores and approx. 50,000 gallons of water storage

For more information or to arrange a private inspection contact agents John Robinson or Dave Kanizay.

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





