



3487 North Coast Road, CASSINI, SA 5223

LOCATION, SCALE AND VERSATILITY

- Located in Kangaroo Island's central north, 28 km due west of Kingscote, and 10 km south east of Stokes Bay
- 75 Km to Penneshaw (where the vehicular ferry docks)
- 2211 ha, made up of 14 contiguous sections, a total of approx. 1400h ha pastured, of that approx. 980 ha has been part of the cropping programme
- Reliable 650mm/annum average rainfall
- Originally settled in the 1940's, older established and largely very clean country.
- Solid super history
- Currently carrying 1550 Merino ewes (1.5-5.5), 800 merino lambs ('25 drop) 1550 mixed age Merino wethers, 200 mixed age predominantly Angus cows, with 200 mixed sex vealers.
- Near and district averages would suggest 7.5-10 dse/hectare could be carried
- Crop this year 50 ha oats, 30 ha ryecorn, and 50 ha haymix

TYPE: For Sale

INTERNET ID: 300P187975

SALE DETAILS

\$11.5 m

CONTACT DETAILS

**Elders Real Estate
Kangaroo Island**
12 Telegraph Road
KINGSCOTE, SA
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RLA: 62833

Colin Hopkins
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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.

- 20 ha fully equipped centre pivot site
- 600 ha of native bush given over to a Heritage Agreement, in addition to substantial areas of native vegetation shelter belts along fence and creek lines.
- Comprehensive improvements include 3 houses, (2 recently renovated), 4 stand shearing shed and yards, separate cattle yards easily accessed from the road), dedicated workshop, with 2 bay implement shed adjoining, and another larger machinery shed
- Under current management the property has been almost entirely refenced to incorporate raceways, facilitating effective stock movements

Offers on a Walk in, Walk out basis welcomed *(plant, equipment and livestock inventories available)

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





