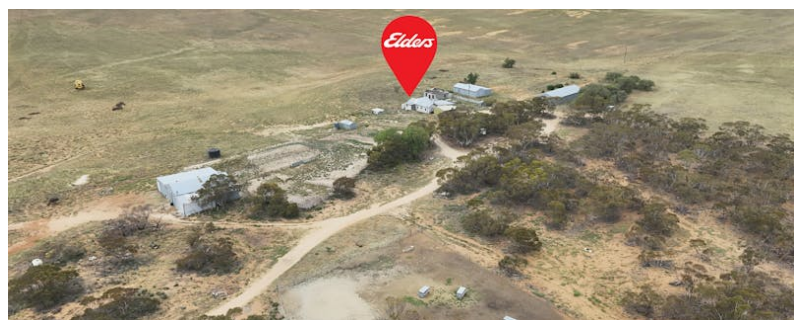
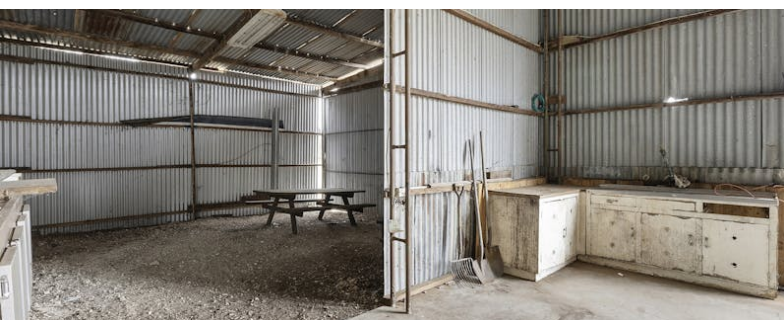




844 Turners Well Road, PERPONDA, SA 5308

"Turners Well" – Mixed Farming or Cropping Opportunity with Scope to Improve

1,642.95 hectares, 4,059.73 acres

Positioned just 16km north of Karoonda and 62km from Murray Bridge, "Turners Well" offers a substantial mixed-farming or cropping opportunity across approx. 1,642.95Ha (4,059.8 acres), with around 3,751 acres arable.

Held on two titles and three sections, the property features predominantly sandy loam soils that have been gently farmed over time, supported by gently undulating topography and multiple road frontages for easy access.

Comprising 11 paddocks, all serviced by an excellent central bore, the property provides a straightforward operational layout. Some paddocks currently require weed control and general clean-up, presenting an immediate value-add for croppers or graziers looking to rationalise and improve the layout.

Improvements include a 3-stand shearing shed with yards, several implement and storage sheds, and a timber-framed home that is basic and ready for renovation - ideal for those looking to upgrade or redevelop.

TYPE: For Sale

INTERNET ID: 300P189149

SALE DETAILS

\$2,400,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Ali Bolt

0437 290 698

Included on the property is a feedlot designed to comfortably accommodate 250 - 300 head of sheep, with shelter.

"Turners Well" represents an easily managed holding with clear potential to enhance productivity and add value through paddock clean-up, simple renovations, and ongoing development.

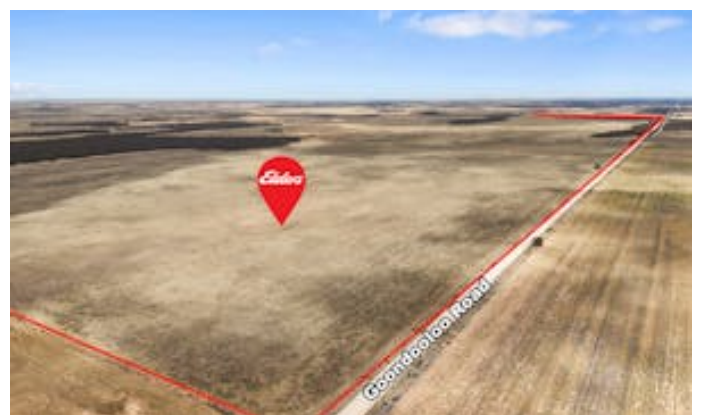
Contact Ali Bolt on 0437 290 698 for more information.

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

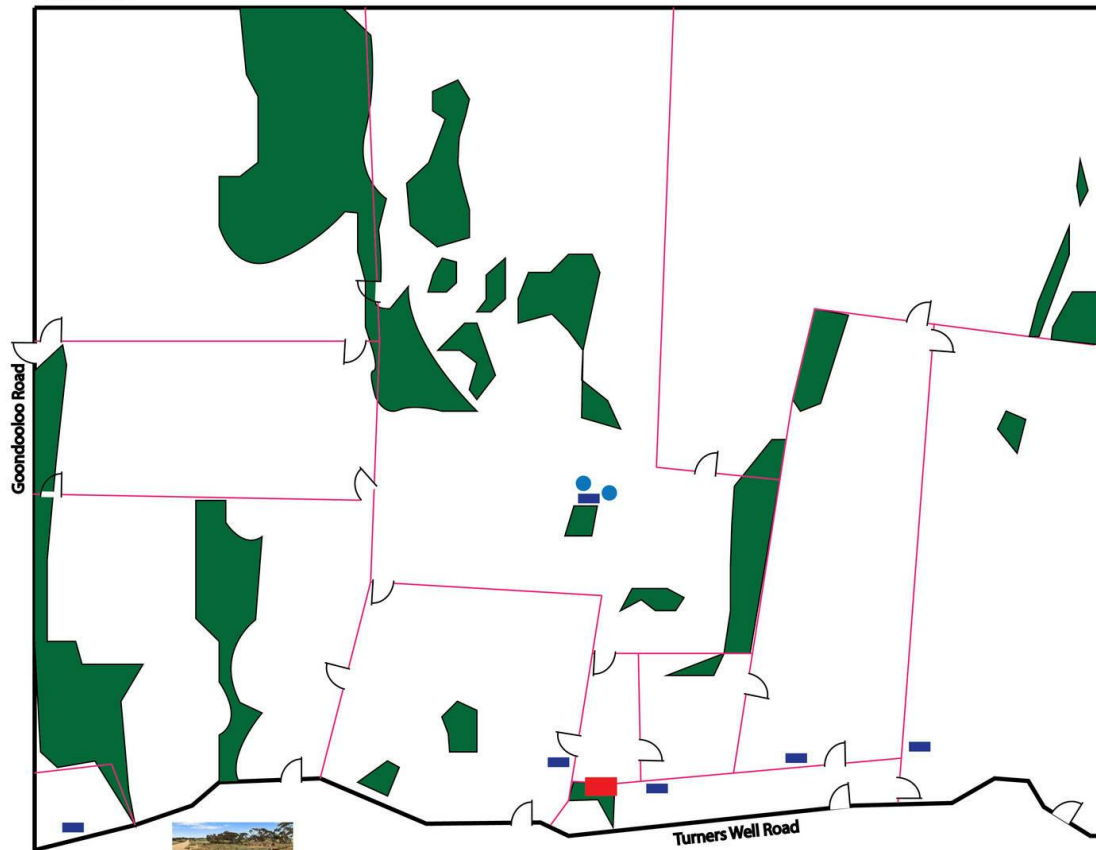
- Land Area 1642.95 hectares







844 Turners Well Road
PERPONDA

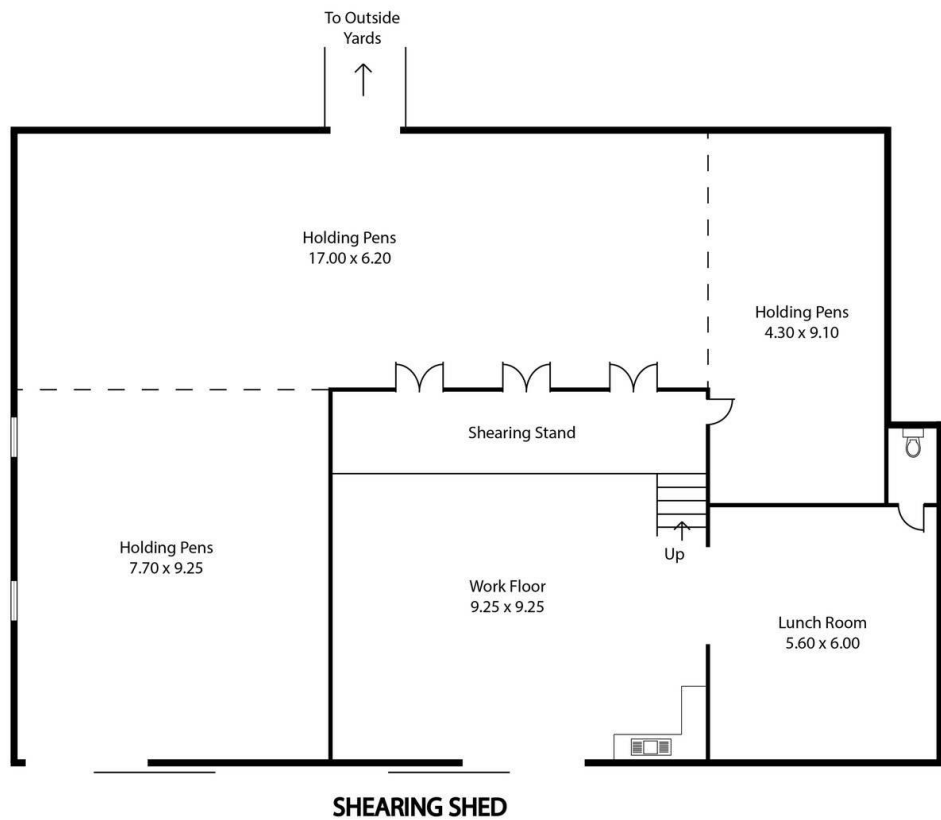


- = Scrub/Trees
- = Gates
- = Trough
- = Water Tank
- = Fence
- = House & Sheds



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.
Produced by Open2view.com

844 Turners Well Road
PERPONDA



Shearing Shed: 354.00 sqm (Approx.)

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