



251 Reservoir Drive, WHITES FLAT, SA 5607

ASHTON VIEW - Mixed Farming in reliable rainfall zone

241.88 hectares, 597.69 acres

Elders present "Ashton View" to the market for your consideration.

Located in the area of Whites flat, just 30kms north of Port Lincoln and 35kms south of Cummins on the Lower Eyre Peninsula.

The holding consists of 7 sections / pieces over 5 freehold titles with a total land area of 241.88 hectares (597.68 acres).

There is approximately 161.8 hectares (400 acres) cleared and arable for cropping with a history of cereals, canola, lucerne and mixed species sheep feed.

The balance of the land is made up of approximately 80 acres of grazing and approx. 117 acres of native vegetation.

There is good water availability with a series of dams in most paddocks plus there is a spring and water hole that provides beautiful quality water to a tank and troughs. Water

TYPE: For Sale

INTERNET ID: 300P189422

SALE DETAILS

**\$2,400,000 -
\$2,500,000**

CONTACT DETAILS

PORT LINCOLN

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

Luke Duncan
0458 141 321

is a wonderful feature of the property particularly if you envisage running livestock.

Improvements include:

Implement Shed - 18m x 14m with earth floor

Workshop - 12m x 9m with concrete floor

2 stand shearing shed - 12m x 9m with attached sheep yards

Chemical / Storage shed with concrete floor

Cattle yards

Power provided to sheds via permanent 25Kva generator

Rainwater storage

Well fenced into 8 main paddocks with some smaller paddocks and raceways.

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

The average annual rainfall is considered to be approximately 485mm's. (Tod River).

To request an Information Memorandum, please contact agent.

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 241.88 hectares







