



## Lot 35 Schwerdt Road, BOWER, SA 5374

198.5ha of Productive Rural Land at Bower

**198.50 hectares, 490.49 acres**

An outstanding opportunity to secure a substantial rural holding in the tightly held Hundred of Bower, offering scale, versatility and long-term potential.

Comprising approximately 198.5 hectares (approx. 490 acres) of Fee Simple land, this property is zoned RU Rural and has historically been utilised for primary production (sheep / wool). The parcel is offered with a clear title, free of easements, encumbrances or administrative interests, providing buyers with confidence and flexibility moving forward.

Set within a genuine rural landscape, Lot 35 Schwerdt Road presents an ideal opportunity for established producers, lifestyle buyers seeking scale, or those looking to land-bank in a respected agricultural region.

### Key Features:

- Approx. 198.5 hectares (Fee Simple)

**TYPE:** For Sale

**INTERNET ID:** 300P190410

### SALE DETAILS

**\$349,000 - \$399,000**

### CONTACT DETAILS

**Barossa**  
127 Murray Street  
Tanunda, SA  
(08) 8562 2883  
RLA: 62833

**Tristan Watt**  
0418 617 287

- Zoned RU ## Rural
- Primary Production land use (Sheep / Wool)
- No easements or encumbrances
- Clear Certificate of Title (CT 5367/215)
- Located in the Hundred of Bower
- Ideal for grazing, farming or long-term rural investment
- Water & sewer not connected ## true rural holding

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 198.5 hectares



