



164 Cockaleeche Road, COCKALEECHIE, SA 5631

Proudly presenting to the market "Josephs" at Cockaleeche

265.50 hectares, 656.05 acres

Located 18kms East of Cummins in the reliable cropping & rainfall area of Cockaleeche, "Josephs" consists of approximately 225 hectares (556 acres) of arable land, with mainly red loam soils over clay and slightly undulating throughout.

"Josephs" will be offered as a whole or 2 separate contingent lots.

Lot 1 - 154ha (380.5ac) arable approx. Lot 2 - 71ha (175.5ac) arable approx.

The property has best farming practices applied with a good fertiliser & chemical history and liming rates, with the 2026 cropping program being entirely GM Canola.

The property has benefited from an extensive Landcare project for the last 20+ years with replanting trees including EP Blue Gums, Peppermint Box and Melaleuca Trees. The property also includes a WAA (water affecting activity) permit which enables water to be pumped from the main dam to a nearby water way, which reduced levels of salinity.

TYPE: For Sale

INTERNET ID: 300P192794

SALE DETAILS

EOI - Closing
17/09/2026, 5pm USP

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road
Clare, SA
08 8842 9300

Rob Calaby
0428560301

Infrastructure includes a machinery shed 12.5m wide 18m deep with a 5.5m clearance, with 2 x 22,500 Litre poly tanks connected, and 6 x silos. Fencing along the properties boundary consists of mainly 7 line cyclone or 6 line cyclone and a top barb wire with wooden posts and steel droppers, and is in good or sound condition. There are 2 sections of boundary fencing where the wire is missing, one section along the Cockaleeche Road and the other on the Western boundary between the neighbour, the posts and droppers are still in place.

The average annual rainfall is considered to be approximately 420mm.

This property is well set up for continuous cropping in a renowned & reliable area, and is suitable for a small to medium addition to a current farming operation.

The property is to be offered via Expression Of Interest Closing 1pm Thursday 17th September 2026 Unless Sold Prior.

- Land Area 265.5 hectares



