



## Sec 35 Mail Bridge Road, KINGSTON SE, SA 5275

Warm Mixed Farming Property + Pivot

**187.00 hectares, 462.08 acres**

187ha/ 462.07 acres

Located on the eastern side of Mail Bridge Road, this exceptionally well-balanced parcel of land offers productivity, privacy, and presentation. Majestic red gums and hill gums are scattered throughout the property, providing natural shelter, warmth, and a picturesque landscape.

An 8-span T&L centre pivot irrigates approximately 123 acres, powered by a John Deere diesel motor with a 6,000-litre diesel tank. The hydraulically driven pivot is in excellent condition and features remote phone operation. The irrigated area is has been utilised for cereal hay crops in 2025, with a proven history of growing hybrid canola and industrial hemp under irrigation.

A Water Licence with a taking allocation of 420,600kL is included in the sale, providing strong long-term water security.

Soils range from highly productive grey loams to grey clays, at varying depths over

**TYPE:** For Sale

**INTERNET ID:** 300P193415

**SALE DETAILS**

**\$3,300,000 -  
\$3,500,000**

**CONTACT DETAILS**

**Kingston**

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Kingston, SA

08 8767 4000

RLA: 62833

**Grant Schubert**

0429 077 033

limestone, in the old Reedy Creek area heavy black soils almost peat like. The property benefits from a solid fertiliser history and is located in a safe and reliable rainfall district.

The land is well developed, fenced into 11 paddocks, all serviced by a reliable stock water system. A substantial portion of the property features a gravelled laneway, allowing efficient livestock movement and easy access for pivot refuelling.

Tucked away along Mail Bridge Road, the property enjoys excellent privacy with minimal neighbours or passing traffic. "This is an extremely healthy livestock grazing property with irrigation upside, offering a rare opportunity not to be overlooked."

An additional 570.80 acres with structural improvements, adjacent to this parcel of land is available for purchase.

For more information please contact Grant Schubert on 0429 077 033

- Land Area 187 hectares



