



## Lot 217 Bower Boundary Road, STEINFELD, SA 5356

Your Private Bush Playground

**178.10 hectares, 440.09 acres**

Calling all hobby farmers, outdoor enthusiasts, and anyone dreaming of their own rural escape! This impressive 440 acre (178 hectare) parcel of usable land.

Currently utilised as a grazing block for stock, the property features a productive red-brown flats soil base complemented by sandy limestone ridges, supporting a natural feed mix of winter clovers, spear grass, barley grass and spitty grass. Two water troughs are already in place, and SA Water is connected, providing a reliable water supply for livestock or future improvements (Subject to Council Approval).

Access is simple and practical, with cocky gate entry from the main road and well-defined tracks running throughout the property, making it easy to move around the land. The fencing is in fair condition, with sections having been repaired within the past 12 months.

One of the property's standout features is the large corner pocket of mallee scrub, creating the perfect setting for a private camping retreat. Imagine weekends spent

**TYPE:** For Sale

**INTERNET ID:** 300P193627

**SALE DETAILS**

**\$340,000 - \$360,000**

**CONTACT DETAILS**

**Barossa**

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RLA: 62833

**Teri Wenske**

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around the campfire while the kids explore the bush, ride motorbikes, or simply enjoy the freedom of wide open space.

Conveniently located just 30 minutes from the Barossa Valley, the property is easily accessed via the bitumen Sturt Highway and the well-maintained dirt track of Bower Boundary Road. Despite its accessibility, the property retains the peaceful seclusion that makes rural living so special.

Whether you're looking to expand your grazing portfolio, start a hobby farm, or secure a weekend getaway for the family, this versatile parcel offers a fantastic opportunity to create your own slice of the country lifestyle.

#### Property Information

Council Area: Mid Murray Council

Land Size: 440 Acres

SA Water: Connected

Mains Electricity: Not Connected

#### 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 178.1 hectares



