



## 5788 Browns Well Highway, PEEBINGA, SA 5304

FOR SALE OR LEASE - CROPPING WITH AN OPTION TO IRRIGATE

**2,125.00 hectares, 5,250.88 acres**

"Stix Farm" represents an excellent opportunity to Purchase or Lease a substantial mixed farming enterprise with options to Irrigate. Offering a total land area of approximately 2125 (5150 acres) and comprising approximately 3500 acres of highly productive cropping land and the remainder being support land and scrub.

Together with cropping and grazing, the property also offers the option to irrigate. Within the Mallee Prescribed Wells Area, Section 35 (1075ha) is in the "Red Zone" and Section 33 (2503 acres) is in the "Green Zone". A 60 acre pivot on Section 35 and 3 x 250mm irrigation bores are located on the property, the vendor also holds 246meg of Red Zone Irrigation rights which is also offered for sale or lease (subject to the land being sold).

At the homestead you will find basic workers accommodation, shedding for equipment storage, water storage tanks and a stock and domestic bore.

Located 60 kilometres from Loxton, 45 kilometres from Pinnaroo and 290 kilometres

**TYPE:** Sold

**INTERNET ID:** 300P75727

**SALE DETAILS**

**UNDER OFFER**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**David Kanizay**

0408 834 586

from Adelaide, the property has been locally Share-farmed and the impressive 2022 standing crop is excluded from the sale. Please contact Dave Kanizay 0408834586 to arrange a private inspection.

Contact agent to register your interest

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 2125 hectares



