

**1324 Old Kalangadoo-Penola Rd, Penola, SA 5277**



**Mixed Farming For Sale**

Thursday, 9 May 2024

1324 Old Kalangadoo-Penola Rd, Penola, SA 5277

Area: 276 m2

Type: Mixed Farming



Tom Pearce  
0887372695



Mark De Garis  
0887372695

## **EOI Due 20th of June 2024 @ 4.30 TDC Office**

TDC is pleased to offer 'The Grass' 684 acres or 276.86 hectares 15kms Southwest of Penola and 13kms from Kalangadoo off the Old Kalangadoo Road. The Kalangadoo area is renowned for its reliability with consistent winter rainfall or around 730mm per annum and quality soil types with the area being a base for many horticultural, and grazing properties. 'The Grass' is a spring/summer feed machine featuring heavy loam soils which retain moisture for long periods allowing the strong clover, phalaris and ryegrass pastures to thrive when many areas shut down. The large red gums offer protection to the livestock as well as adding that little something to the attractiveness of the parcel. At the rear of the property is a 100-acre centre pivot only a few years old, with the addition of the 127.5 mL water licence it adds the security of being able to produce feed when other areas are lacking. Cattle facilities are at the front of the property alongside the hay shed which is 20mx13m. Stock water to the property is via solar pumps to tanks which are scattered over the parcel, there is also rear access along a laneway. Overall, a great parcel in a very secure rainfall area. Expression of Interest Due 20th of June 2024 @ 4.30pm at the TDC Office. Contact Mark De Garis 0428 372 124 or Tom Pearce on 0427 642 138. Property Code: 926