

1346 Nine Mile Road, Milang, SA 5256

Raine&Horne.

Acreage For Sale

Saturday, 13 April 2024

1346 Nine Mile Road, Milang, SA 5256

Bedrooms: 4

Bathrooms: 1

Parkings: 10

Area: 29 m2

Type: Acreage



Chris Weston

0419816302

\$3,250,000+

An exceptionally well-located property in a location broadly known as the Fleurieu Peninsula, just some 13kms from Strathalbyn. In essence, a great region to live in and raise a family being relatively close to Adelaide, the South Coast and the famous wine regions of McLaren Vale and Langhorne Creek. The four bedroom homestead has been extended from the original Bungalow, complete with a relatively new roof. The living areas are quite extensive, flowing and connecting to a dedicated office, then through to the galley kitchen. The rear of the homestead offers a large undercover entertainment area which is linked to an enclosed double garage, utilised as a games area. Next to the homestead is a 40'x20' shed with two lockable bays, plus a two-car undercover area. There is also a 30'x20' hip roof 3-sided shed. The dairy is constructed of besser block and has sheep yards, together with a modern 60'x40' shearing shed, elevated with timber flooring and workshop. There is also a 50'x40' three-sided shed, plus a 90'x50'x12' lockable area with staff amenities, shower, toilet, vanity, and instant gas hot water. There is also a stable shed and quarantine shed. Egg Production Sheds: There are six existing sheds 5 x 200'x45', and one 100'x45' of which four sheds are currently used for free range egg farming. These sheds have 9090 bird* capacity with level 3 Comprehensive Accreditation. (Please note the sheds are currently operating with 9,000 birds in each shed, in any event!*) Notably, the 'existing use status' accommodates the ability to utilise the other two remaining chicken shed (one 200'x45', the other 100'x45') to house another 13,635 birds, thereby (subject to shed refurbishing, for egg production) the current farm has the potential for an extra 13,500 birds or approximately an extra pro rata 37% increase in gross income approximately). This particular farm sale is rare and very desirable given its premium location. A great family homestead with an extensive amount of shedding which could be further utilised for many other additional income pursuits. The replacement value of the land, house and total farm infrastructure would easily exceed four million dollars, (excluding the free-range laying birds). The lifestyle factor for families is very enviable, there are two school bus runs passing the property: one to Tyndale and the other to Eastern Fleurieu. In essence, a premium rare opportunity offering; with high return / high yield income, from the daily cash flows. In essence absolute real tangible value underwritten with approximately (variations can occur) 15% net returns (before tax) - once again, a premium offering with a great lifestyle. The location is ideal for families. Furthermore, a significant extra income potential/enhancement and diversity, thus further increasing the inherent farm cashflows/and corresponding capital value/s. Chris Weston 0419 816 302 Agribusiness Specialist Purchase Value: \$3,250,000+. Includes stock, plus plant and equipment, walk-in walk-out sale. A comprehensive Information Memorandum and Property Overview will be available upon request. Inspection is strictly By Appointment.