

**138 McHarg Creek Road, McHarg Creek, SA 5157**

**Raine&Horne.**

**Sold Mixed Farming**

Saturday, 19 August 2023

138 McHarg Creek Road, McHarg Creek, SA 5157

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Mixed Farming**

## Contact agent

For the brisk clean air, the productive soil, and the 2-bedroom dairy conversion on what feels like miles of epic Marlborough Country - come and contemplate 'Pigeon Hill.' Set midway between Ashbourne and Meadows, the 213.6 picturesque acres have blessed 44 years of rich tenure to its present owners, and each parcel of varying size and infrastructure is up for grabs as a whole or as separate sales. In all, the undulating, high quality pasture carries big beef cattle, excellent steel cattle yards, good fencing, shedding, 9 dams (1 spring-fed), and 16 paddocks extending to 3 road frontages, opening ideas for multiple dwellings, accommodation, or redevelopment (STCC.) The clever yet basic open plan cottage soaks up a north-facing aspect via full-length panes and return verandahs, offering wood heater and split system comfort - tiled throughout, you won't even need to take your boots off. Beyond the home, the arable acreage is suited to high capacity breeding, fattening, or background operations with a scattering of tall gums to its planted shelter belts. In a region known for reliable rainfall, from parcel to parcel, this distinctive slice of Australiana paints an iconic and idyllic picture, close to services and essentials. Shut the gate. Forget the world. Spread your wings for the most magnificent highland escape... Further Details: Currently carrying 72 beef breeders + progeny, 60 yearlings & 3 bulls 15 acres cut for hay annually 3-phase power Steel cattle yards Undulating to steeper high quality pasture country Fixed wireless NBN 750 mm (30 inch) average annual rainfall area Spring-fed dam with solar pump + additional well with petrol transfer pump for stock & domestic needs. Location: 4kms to Ashbourne, 10kms Meadows, 15kms Strathalbyn, 22kms McLaren Vale & Echunga, 55kms Adelaide International Airport (all approx.) C.T. 5913/15 Allotment 53 / DP 62234 Land area : 35.8ha (88.46acs) 2br cottage (dairy conversion) / machinery shedding-workshop / smaller equipped shearing shed / 4 dams / 6 paddocks McHarg Creek Road frontage - sealed Council rates (inc levy) : \$1,914.60 per annum approx. Price guide : \$1.0m +C.T. 5811/ 20 Allotment 65 / FP 160704 Land area : 33.49ha (82.76acs) Cattle yards / hay shed / well / 3 dams (1 spring fed) / 7 paddocks McHarg Creek & Ti-Tree Road frontage Council rates (inc levy) : \$1,020.35 per annum approx. Price guide : \$880k +C.T. 5913/16 Allotment 54 / DP 62234 Land area : 8.069ha (19.9acs) 1 dam / 2 paddocks Sissons Road frontage Council rates (inc levy) : \$241.15 per annum approx. Price guide : \$440k +C.T. 5913/17 Allotment 55 / DP 62234 Land area : 9.117ha (22.5acs) 1 dam / 1 paddock McHarg Creek & Sissons Road frontage Council rates (inc levy) : \$272.10 per annum approx. Price guide : \$440k +Hundred : Kondoparinga Council area : Alexandrina Total Council rates : \$3,448.20 per annum approx. Zone : Rural Best Offers - closing 12pm Wednesday May 31 (Unless Sold Prior). Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.