

**1533 Waitpinga Road, Waitpinga, SA 5211**

**Raine&Horne.**

**Sold Mixed Farming**

Tuesday, 15 August 2023

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Type: Mixed Farming

## Contact agent

Get set to be stunned by beautiful, sustainable, and commercial viability in one - grazing, farming, and lifestyle pursuits plus luxurious, off-grid living enraptured by rural serenity and far-reaching ocean views. The cattle will even watch you ace a shot on the floodlit tennis court. Some 10 minutes to Victor Harbor's tourist mecca and edged by the Heysen Trail, Waitpinga's famed surf coast and The Pages, 'Four Gullies' is one incredibly versatile landholding and a dream worth chasing. Where idyllic undulation meets jewelled horizons, majestic gums, and pockets of pristine native vegetation - much of it fenced to protect its integrity from livestock - plus quality shedding and infrastructure set some impressive and productive foundations. Immaculate house grounds and paved terraces honour the avid entertainer, while privacy is a byproduct of your solitude...Spectacular comes to mind, but seeing just might be believing. The land: Currently carrying 65 - 70 high quality Red Angus cows (plus progeny) with about 25 hectares cut annually for hay and silage production, strategically positioned cattle yards and plenty of water including valuable water licence, spring-fed Bunyip and Little Bunyip catchments, bursting with big Murray cod. 2 road frontage add to the accessibility - being Mt Scrub and Waitpinga Roads. Over the journey pastures have been improved as per agronomic advice and soil testing. Strong stands of lucerne, phalaris, cocksfoot, rye & sub-clovers make up the majority. Chicken manure, fodder booster and single fertiliser have been spread as required. The Homestead: Architecturally designed, totally off-grid, and constructed of rammed earth, iron, timber, and glass en masse, the 2011 build highlights a sweeping entrance, earthy tones, and polished concrete floors, treading its 3-bedroom footprint ever so lightly on the land. Resources to keep you comfortable include a back-up auto genset, wood combustion fire and split system comfort, with louvred panes and picture windows offering natural cross-ventilation and unrivalled court, gorge, and native vegetation-filled gully views. With town and sea on call, this could honestly be as good as off-grid living gets. Location: 5kms to Parsons Beach, 9kms to Waits Beach, 16kms to Encounter Bay boat ramp, 20kms to Victor Harbor & Yankalilla & 100kms to Adelaide International Airport (all approx.) C.T. 5440/801 Section: 288 Hundred: Waitpinga Council area: Victor Harbor Council rates (inc levy): \$5,737.55 per annum approx Zone: Rural Land area: 134ha (331.12acs) Water Licence No: 118208-0 of 17,500kL (Surface Water - Taking) Solar system: 10kw approx - 42 panel - 4 yo lead carbon batteries with 11kva generator auto back up 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.