

**172 Glenburr Road, Pompoota, SA 5238**

partners

**Sold Farmlet**

Wednesday, 4 October 2023

172 Glenburr Road, Pompoota, SA 5238

Area: 131 m2

Type: Farmlet



Rob Brown

0418813218

**\$640,000**

Enjoy this perfectly peaceful acreage approx. 1.5km off the mighty River Murray and approx. 10km from the township of Mannum and 20km from the Rural City of Murray Bridge. Fenced into 4 paddocks this property is principally cleared land with native mallee areas suitable for cropping and grazing or just allow the hundreds of native trees that have been seeded to continue to grow and enjoy all the native flora and fauna that come with this property. Available for sale as a whole or in the following 4 lots Allotment 1 - 48 Hectares (118.6 Acres), Situated on the corner of Burdett Road and Glenburr Road with 524 metres of frontage to Burdett Road and 1.68Km frontage to Glenburr Road. Includes quality insulated 4 bay farm shed approx. 12m x 9m with attached high carport approx. 12m x 6m, 2 high roller doors to suit caravans, diesel and slow combustion wood heaters. Gas hot water service with hot and cold water plumbed to shed. Mains water connected and power supplied by solar panels to battery storage. 3 tanks with approx. 35,000 litre storage, site toilet included, further storage shed and cattle yards. Section 318 - 28.5 Hectares (70.4 Acres), with 184.19 Frontage to Burdett Road, mains water available on Burdett Road. Section 317 - 28.12 Hectares (69.4 Acres) with 343.68 Frontage to Burdett Road, mains water available on Burdett Road. Section 316 - 27.04 Hectares (66.8 Acres) with 528.67 Frontage to Burdett Road, mains water available on Burdett Road and power nearby on south western corner. Expression of Interest closing 4pm, Friday 25th August (if not sold prior)