

18 Pascoe Road, Coonalpyn, SA 5265

Raine&Horne.

Cropping For Sale

Friday, 3 November 2023

18 Pascoe Road, Coonalpyn, SA 5265

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: Cropping



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Expressions of Interest - closing 15/11/23

Well known for its silo art & tight-knit farming community, could this be the regions best cropping ground? 'Lamshed's' - 307.7 hectares of cropping and grazing country just 10kms out of town, has been held by the same family for over 40 years of tenure. Today, it presents a strategic holding, investment, renovation and/or redevelopment opportunity offering 5 sections up for conversion into 5 freehold titles spanning 3 road frontages. Set midway between Tintinara and Taillem Bend in the sought-after Coonalpyn flats, 'Lamshed's' has spent the past 20 consecutive years in hay and crop production - mainly cereals, beans, medic, and vetch hay - with sheep rotated over the stubbles post-harvest. This seasons crop boasts an offering of 210 acres of beans, 160 acres of wheat & 385 acres of canola approximately. Considered a super safe and reliable rainfall region with some 450mm (18 inches) as an annual average, the terrain is heavier, red/brown loam soils over clay with some free scattered limestone areas which makes it great for cropping but also warm, healthy livestock fattening country. There are 7 well-fenced paddocks serviced by troughs, older machinery shedding, a shearing shed and sheep yards, a newly equipped bore with solar pumping facilities (2,430 TDS), and 3 meters connected to SA Mains water. If you're ready to plant roots here, you may want to revamp the solid and honest 4-bedroom home; the stone construction opening to basic living quarters, jarrah floors, an all-in-one bathroom, rear mudroom, outdoor laundry, and separate 2nd WC. With its convenient highway corridor joining Coonalpyn to Adelaide and Murray Bridge, this agricultural district supplies both permanent and seasonal work, and thrives on tourists seeking snaps of its captivating silos. And just 2 hours from Adelaide, this friendly stop nurtures sporting clubs, a gym and a public pool, pub, bakery, and community hub, making it a refreshing change of pace for young families. For the farm, the freedom, the chance to reap the earth's rewards or potentially subdivide it (STPC), this is the rural versatility you've been looking for... Location: 10kms to Coonalpyn, 38kms to Tintinara, 65kms to Taillem Bend, 75kms to Keith, 90kms to Murray Bridge 155kms Tollgate & 168kms to Adelaide International Airport (all approx.). C.T. 5494/536 Sections 61 - (34ha), 62 - (80.7ha), 63 - (21.79ha), 64 - (157ha) & 65 - (14.21ha) In the area named: Livingston Hundred: Coonalpyn Land area: 307.7ha (760 acres) Zone: Rural Council area: Coorong Council rates (inc. levies): \$4,792.50 per annum approx. Send email enquiry to receive IM. 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.