

**19971 Spencer Highway, Koolywurtie, SA 5575**

**Cropping For Sale**

Monday, 8 January 2024

19971 Spencer Highway, Koolywurtie, SA 5575

Area: 259 m2

Type: Cropping



Troy Goldsworthy  
0488128801

**For Lease By EOI Closing 12pm Tues 13th Feb**

"Geoff's" offers a great add-on opportunity in the Koolywurtie farming district with approximately 618.67ac (250.4ha) of arable land offered as a whole over a four-year term. Containing two titles that join at the rear for ease of access between the two the property is located 7.6km North of Minlaton with main frontage to Spencer Highway whilst there's also good access from Butler Road. The property has been well managed and maintained for many years now with soils consisting of brown and red loam in good heart. The fencing is in good condition however the vendor will allow the removal of some fences to increase efficiency for ease of continuous cropping of the land. The property has mains water connected currently servicing water system on the block fronting Spencer Highway while windmill with 31,700L holding tank services the Butler Road property. This tank and therefore water system could quite easily be interconnected and even the tank relocated to small scrub area towards the front of the property for ease of spraying water access. For Lease by Expressions of Interest Closing 12pm, Tuesday 13th February 2024 Information Memorandum available on request. Inspections strictly by appointment with the exclusive selling agents. Nutrien Harcourts Minlaton, Troy Goldsworthy - 0488 128 801 RLA 102485 \*approximately