

**228 Hutchinson Road, Hindmarsh Valley, SA 5211**

**Raine&Horne.**

**Mixed Farming For Sale**

Tuesday, 2 April 2024

228 Hutchinson Road, Hindmarsh Valley, SA 5211

**Bedrooms: 7**

**Bathrooms: 4**

**Area: 274 m2**

**Type: Mixed Farming**



Paul Clifford  
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## Best Offers (\$7.5m+)

Hindmarsh Valley - an unrivalled fan favourite in the rural-viewing stakes, and this picturesque 678-acre parcel holds its exceptional farming and flexibility aces high... Boasting excellent operational improvements for cattle, two tenanted farm residences, 10 well-maintained and fenced paddocks, 11 dams (some spring fed), a dairy conversion/studio and a plethora of working and utility shedding, the expertly pieced puzzle makes agricultural and lifestyle possibilities virtually infinite. Across two titles, the landholding of scale, character and absolute distinction proves work can indeed become pleasure. Currently carrying a high-class Angus herd of approx. 140 odd cows and their autumn calving progeny plus roughly 200 ewes and offspring easily, easy-working lighter soils cover the acreage with sensible remnant timber left for stock shelter and aesthetics, adding to the land's appeal and potential. Residential improvements to the land are a 1950s and a 1970s home, each with three bedrooms, feasting on rural views and sea glimpses. The Kenny Road property includes a 1-bedroom, 1-bathroom dairy conversion with its own uber-cool rustic kitchen fit-out. On deck, you can fire up the pizza oven and firepits for post-work play under the stars, "Valley" style - curious cattle never far from the action, the shouldering hills never out of sight. Just a ball toss - AKA a 7-minute drive - from Victor's beaches and heart of town amenities means versatility, rural seclusion, jaw-dropping views, and a pivotal location all wrapped into one. Earn, thrive, and entertain as you drop the map pin into some pretty magic terrain....blue chip real estate in every sense.

**Features & Infrastructure:** 3 road frontages to Greenhills, Hutchinson & Kenny Roads. Impressive, large cattle-handling complex with undercover crush, weigh facilities & easy loading ramp. Well fenced to 10 mains paddocks. 11 excellent dams (some spring fed) + holding yards. 2 tenanted farm homes plus self-contained studio. Reliable annual average rainfall - 625-mm (24-inch) approx. Greenhills Road accommodation: c1973 brick veneer home 3 bedrooms | 2 bathrooms | study Sea glimpses & soothing rural outlooks Combustion fire & ceiling fans Country kitchen 6m x 5m garage (approx.) Ample shedding. Kenny Road accommodation: c1950 double brick home 3 bedroom | 1 bathroom | Dairy-conversion/studio North-facing Grampians-style views to Peeralilla Hill Studio offers generous living, 1-bedroom, 1-bathroom & rustic kitchen appeal Shedding: 2 stand shearing shed with yards Hay, machinery & implement shedding Secure bike shed Workshop Chook runs Location: 5kms to Victor Harbor & Softfoot Restaurant, 10kms to Encounter Bay boat ramp, 40kms to McLaren Vale & 80kms to Adelaide International Airport (all approx.) C.T. 5999/524 Allotment 101 / DP 75422 Land area: 272ha (672acs) Kenny Road home (\$400 per week), studio & multiple shedding Council rates : \$3,824.40 per annum approx. C.T. 5999/523 Allotment 100 / DP 75422 Land area: 2.6ha (6.42acs) Greenhills Road home (\$390 per week), shearing shed & implement shedding Council rates : \$1,337.90 per annum approx. Total land area: 274.6ha (678.42acs) Zone: Rural Council area: Victor Harbor Council rates: \$5,162.30 per annum approx. Paul Clifford R&H Rural SA 0427 796 144