

**3132 Clinton Road, Clinton, SA 5570**



**Sold Cropping**

Wednesday, 13 September 2023

3132 Clinton Road, Clinton, SA 5570

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 106 m2**

**Type: Cropping**

## Contact agent

Nutrien Harcourts Minlaton are pleased to present "Koch Farm" For Sale by Expressions of Interest closing 12 noon Wednesday the 18th of October 2023 (USP). Comprising a total of 262.17ac (106.1ha) "Koch Farm" offers a fantastic opportunity to add to your existing farm enterprise in an area that has been tightly held for a number of years. Well presented and cared for the property consists of easy working sandy soils setup in one slight to moderately sloped paddock well suited to the operation of modern machinery. The property has been continuously cropped for a number of years and is in excellent condition to continue to produce strong yields long into the future. Located 5km\* Southwest of Port Clinton on the Clinton road the property contains 235ac (95ha)\* of arable land with track through the middle giving direct and uninterrupted access to the open pit sand mine with long term lease in place. 17 acres\* of the total property is affected and un-croppable due to the sand mine with this area having not expanded since very early days of the mine some 17 years ago. The sand mine adds yet another income stream while you can get on with managing your annual crop. The property enjoys mains water meter access with meter on the North-Western corner of the property running to the house yard. This yard area has amazing 180-degree views over the top of St Vincent Gulf with early 1900s 3 bedroom, 1 bathroom stone home in need of some repair along with raised barn and open implement shed. Information Memorandum & Inspection by appointment with Exclusive selling agents only. Troy Goldsworthy - 0488 128 801RLA 102485\*approximately