

**44 Old Road, Waitpinga, SA 5211**

**Other For Sale**

Saturday, 25 November 2023

44 Old Road, Waitpinga, SA 5211

Area: 138 m2

Type: Other



Warrick Thorpe

## Best Offer By 11am 5th Feb 2024 (USP)

Marley Park is a quality land holding unmatched for production and location including spectacular views overlooking Victor Harbor and Encounter Bay. 138 hectares (341 acres) of productive farmland, with access from four road frontages. Arguably the best and one of the last remaining parcels of farmland to build your dream home adjoining the township boundary of Encounter Bay offering views over the coastline to the East and picturesque countryside to the West. Best Offers By 11am Mon 5th Feb 2024 (Unless Sold Prior) IM available upon request. Inspections via appointment with the agent. Well managed phalaris, lucerne and clover base pastures plus good fertiliser history. Consistently running 260 steers, with the aim of introducing cattle at 250kg - 300kg in Summer and selling at 500kg to 550kg live weight in late Spring maximising seasonal pasture growth. Up to 300 steers have been grown out within a twelve-month time frame with the assistance of a nine hectare (twenty two acre) fully automated permanent irrigation sprinkler system. 39.12 ML underground water allocation via a submersible electric pump for the irrigation and secondary electric pump as back up from a good size dam and 1ML surface water allocation. Predominantly open grazing land with some native vegetation. Subdivided into nineteen paddocks, livestock water supplied from an underground bore to three header tanks and nine troughs, ten paddocks with dams and a 550mm average rainfall. SA Water infrastructure on Range Road not utilised for 20 years. An excellent set of steel cattle yards, loading ramp and undercover vet access cattle crush are centrally located with truck access via an all-weather blue rubble central raceway. Fences in good order and set up for cattle production. A single stand shearing shed with concrete floor in the wool handling area, generator power supply and rainwater tank. Three phase power crosses the property and a 11.5kW solar system supporting and supplying any surplus power back into the grid. NBN tower generating a passive cashflow, positioned near to the boundary with minimal impact on grazing land. Twenty hectares are sown annually to either cereal and vetch or annual ryegrass, producing approximately 500 rolls of hay annually, with ample capacity to store over 1000 bales of hay under cover in two substantial hay sheds. Under current management of Marley Park, no off farm fodder introduced for some time. Just over an hour from Adelaide's CBD and only minutes from Victor Harbor or Encounter Bay. Quality properties like Marley Park are rarely offered to the open market, providing an incoming purchaser a once in a lifetime opportunity to acquire a well set up productive farm and opportunity to build a quality home in a commanding position. Very well set up for the part time, retiring or full-time farmer to enjoy one of Fleurieu Peninsula's finest properties and country living. Inspections strictly via appointment with Nutrien Harcourts rural and lifestyle land agent Warrick Thorpe. IM available upon request. To learn more contact Warrick Thorpe on 0447 155 221 or email [warrick.thorpe@nutrien.com.au](mailto:warrick.thorpe@nutrien.com.au). LGA: Victor Harbor Council Zone: Rural - Primary Production Hundred: Encounter Bay Title: CT6209/838 Area: 138ha (341ac)