

451 Greenhills Road, Lower Inman Valley, SA 5211

Raine&Horne.

Sold Mixed Farming

Tuesday, 5 September 2023

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Type: Mixed Farming

Contact agent

Make a play for rural living with grazing land, a coastal backdrop and calming natural therapy all on the Fleurieu's thriving doorstep. Landscape, location, a comfortable 3-bedroom home, and 49 hectares primed for grazing, riding, agistment, even commercial ventures are set to leverage sublime sea views and more from its high-profile address. Chances are, your plans are bigger than the existing 1960s home - let's face it, the 360-degree vistas will steal your breath - with scope to reinvent the old dairy and enormous shedding as perhaps as a scenic wedding venue, brewery, or distillery. Yet the vintage home has modern benefits: 3-phase power, 5.2kW of solar, electric and wood fire warmth, new split system comfort plus security cameras, and satellite Wi-Fi internet. And for running any kind of business - especially farming - you're as good as set with newly upgraded infrastructure ready to go. New cattle yards with crush and loading ramp, hay and implement shedding (with poly tanks for maximum rainfall catchment), plus secure vehicle sheds - again with plenty of additional tanks. Around you, warm, clean hay and grazing country offers a scattering of dams (some spring fed) perfect for a few head of cattle who'll never know how good they've got it. But you will. Barely a 5-minute drive to Victor Harbor, the sealed road frontage makes the dash into town easy for sand or services, or if you're ready to trade sweat for the seaside, you're superbly located for both, and more. Camp, hike, fish, winery-hop, lunch it at the popular Softfoot Farm Chargrill or Lost Phoenix Farm or leave the fun stuff to the tourists who flock to this stunning part of the world. What a way to broaden your horizons! Location: 5kms Victor Harbor central, 8kms Encounter Bay boat ramp & 80kms Adelaide International Airport - all approx. Other detail : 2 implement/machinery sheds (20m x 7.5m x 5m each) 2 fully enclosed Colorbond sheds (10m x 6m & 8m x 6m) with power & concrete 6 x 22,500L rainwater tanks & 7 x 20,000L tanks New cattle yards with crush, ramp, & race New split system R/C A/C New orchard with massive variety of fruiting trees & bushes New 5.2kW solar assist system Satellite internet Wi-Fi No mains water C.T. 6115/957 Allotment 301 / DP 91532 Hundred: Encounter Bay Zone: Rural Council area: Victor Harbor Council rates (inc. levies): \$2,717 per annum approx. Land area: 49.15ha (121acs) Paul Clifford R&H Rural SA 0427 796 144