

**51, Harvey Well Road, Tumby Bay, SA 5605**



**Other For Sale**

Tuesday, 7 May 2024

51, Harvey Well Road, Tumby Bay, SA 5605

Area: 40 m2

Type: Other



Luke Duncan  
0458141321

**\$285,000 - \$300,000**

Located just a couple of minutes from Tumby Bay is this vacant parcel of farmland with a total area of 40.37 hectares (99.75 acres). The land is flat to very slightly sloping and has approximately 95 acres that is cleared for cropping. The balance of the land consists of a creek bed with established gum trees which has been fenced off. There is mains water connected to a new concrete trough for livestock watering. Located so close to Tumby Bay, it's the ideal parcel for someone that would like to build a home and create a hobby farm lifestyle. (STCC) It's also a great little bolt-on for an existing farmer within the area. Other Details: \* Red loam soils with some ironstone. \* The property is fenced with cyclone and timber posts. \* Average annual rainfall of approximately 325mm. \* Council Rates are approximately \$1,200 per year. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833