

**560 McKenzie Road, Mingbool, SA 5291**

**Livestock For Sale**

Wednesday, 12 June 2024



560 McKenzie Road, Mingbool, SA 5291

Area: 335 m2

Type: Livestock



Al Lamond

0418849266

## Expression of Interest

EXPRESSION OF INTEREST CLOSING FRIDAY 19TH JULY 2024 AT 12 NOON (if not sold prior)Key 2 Sale is pleased to be appointed the sole selling agents for 560 McKenzie Road, Mingbool SA 5291. Spanning approx. 829 Acres across 5 titles, this property is located within a 15 minute drive of Mount Gambier, South Australia's 2nd largest City. The tightly held area of Mingbool is well regarded for livestock breeding and fattening, plus crop cultivation, or if required excellent rotational hay crops. This excellent location is only 20 minutes drive to the Mount Gambier Saleyards, offering weekly prime sheep and cattle markets. One of the outstanding features of this property is its excellent fertilizer history, which has been meticulously overseen by AV AG Consulting. The property boasts a diverse opportunity for cattle, sheep or cropping enterprises.

**IRRIGATION** Extensive irrigation comprising of three centre pivots. 1 x 80 acre pivot - electric motor 1 x 82 acre pivot - electric motor 1 x 125 acre pivot - diesel motor. **WATER LICENCE** 581. Meg water licence In Management Area Zone 2A which is available to purchase separately, along with a leased water licence consisting of 200 Megalitres, which is available for the next four years, currently leased at \$10,000 per year. Water Licence details are available.

**PASTURES** The three pivots offer permanent year-round pastures, consisting of white clover and a mix of other perennials. Comprehensive soil and water analysis reports are available, if required.

**PADDOCKS** The property is fenced into 26 paddocks plus small holding yards. A paddock plan is attached.

**FENCING** Quality Post and wire fencing with mostly electric fencing, offering three electric fence units - All pivots are fenced with electric fencing.

**SHEDDING** Quality shedding comprising of 24 m x 20 m machinery shed, 12m x 24m 4 stand raised board shearing shed (approx 5 years old) - Shearing plant and equipment excluded

**STOCK YARDS** Quality steel sheep yards on concrete with wash down system. Capacity 2000 sheep. As new Red River cattle yards, offering crush and loading ramp. Capacity 150 head of cattle.

**STOCK CARRYING CAPACITY** This property has carried up to 2000 ewes with 3000 lambs with 100 young dairy heifers or has cut 1500 bales of silage.

560 McKenzie Road offers a drought proof diverse property, that is of a large scale operation, providing a cash flow opportunity throughout all seasons. Contact Al Lamond from the sole selling agents for more information on this amazing opportunity. A comprehensive information memorandum is available on request.

Extra Information: Land Size / 829.75 acres Council / District Council of Grant Zoning / Rural