

793 Lake Road, Langhorne Creek, SA 5255



Lifestyle For Sale

Wednesday, 12 June 2024

793 Lake Road, Langhorne Creek, SA 5255

Bedrooms: 3

Bathrooms: 1

Parkings: 13

Area: 57 m2

Type: Lifestyle



Sylvia Jemson-Ledger Hills & Fleurieu

Best Offers Over \$2.3Mil

Located within one of SA's productive & well-located agricultural regions, this rare opportunity occupies a total holding of some 57.21 ha (141 acres) The property is utilised for a continuous cropping enterprise, including Prime lambs are introduced post-harvest to maximise production from the holding. There is also an opportunity to harvest Koroneiki Olives which are well sought after. The perfect environment for the Horse lover with plenty of room for stables round yard and Horse arena. Situated on a Picturesque prime real estate, with views of the Lake. A rare find, Properties like these rarely enter the marketplace. This one comes with a great water supply, The property has had a strong focus on pasture improvement over the years, this has helped with the increasingly higher yields of Lucerne over the years. The property has been new fenced with posts and rails around the home and entrance way. KEY FEATURES

- Total land holding of 57 ha (141.39 acres)
- Opportunity to enter a renowned & tightly held district
- Highly productive sandy loam soils
- Reliable annual rainfall of 400mm
- Property has 400ML water usage allowance
- Two underground quality bores 1000ppm, 10ML class 3 River Murray, 2ML Class 1 River Murray, 10ML underground water with 2 bores, 15000 shares in CPC with CPC connection
- High pressure from Pump and filtration system located at Lake (120 Litres/ second) and pump on bore (25 litres/ second)
- New Lindsay lateral pivot irrigator 200 metres with new generator
- 2 X cannon irrigators
- Fully irrigated for Lucerne and stock
- Great infrastructure for irrigation and storage of hay
- New set of sheep yards
- New 18m X 9m concreted workshop
- Multiple income streams, Production currently consists of mix of lucerne hay into small squares, lamb finishing on irrigated sorghum, lambing ewes through autumn/ winter.
- Big Lateral Paddock (14ha), Small Lateral (10ha) and tank paddock (8ha) all in lucerne with big lateral having brand new stand of very thick Warrego lucerne. Combined producing around 15,000 pure lucerne small squares over summer (4 cuts)
- Remaining 3 paddocks (24ha) were used over summer to finish 700 XB lambs on irrigated sorghum
- Wintertime paddocks are used for ewes to lamb (currently 350) and sow oats for winter hay
- Currently using our existing water licenses and buying water on the temp market @ around \$20/ML. Generally, use around 300ML depending on season and crops growing
- Minimum tillage methods have been in place over many years with a conscious emphasis on weed control
- Koroneiki Olives line the driveway and are another great income producing opportunity, Koroneiki olive oil has very high levels of polyphenols, the chemical substances found in these plants that reduce the risk of heart disease and cancer and are well sought after.
- The aggregation has power connected with 3 phase power connected to the main shed. and house, also 6.6 Kw of Solar power to the house. Water is supplied via CPS water meter & various rainwater catchment tanks. 2 underground bores with water licence as well as Murray river water licence from the lake
- The Home is privately located, with a large lounge dining kitchen area overlooking the property, this area is perfect for entertaining, glass sliding doors open out onto the front grass area. This area has a split system air conditioner for added comfort. There are three bedrooms in total all with built in robes ceiling fans and wooden floating floors throughout all freshly painted. The bathroom has shower, Built-in bath vanity unit the toilet is in a separate area.

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. RLA 62833