

A339 Kangaroo Road, Langhorne Creek, SA 5255

Raine&Horne.

Sold Cropping

Friday, 8 March 2024

A339 Kangaroo Road, Langhorne Creek, SA 5255

Type: Cropping



Paul Clifford
0885363830

Contact agent

Clean cropping country of 196-hectares on conveniently located midway between the burgeoning Langhorne Creek wine region & the Murray River with sealed road frontage. A well balanced combination of arable acreage with sandy loams over calcerious sub-soils with some limestone that is very gently sloping & extremely well drained. The property sits smack in the middle of a 350mm average rainfall belt & just 6kms from Lake Alexandrina influences. Ideally suited to cereals & canola, livestock are introduced post harvest to maximize production from the parcel with indirect SA water supply from adjoining neighbour, the holding is fenced to 4 paddocks. Minimum tillage methods under excellent management systems have been in place over many years. An ideal entry level ag or farm build up opportunity.... Season 2023 : Barley 4t/ha - Canola 1.7t/ha - Oats & Vetch for hay. Location - 12kms Langhorne Creek, 25kms to Wellington & the Murray River, 25kms to Strathalbyn, 30kms to Murray Bridge, 40kms to Mt Barker & approx. 75kms to Adelaide CBD. C.T. 5691/30 Section 339 Hundred : Freeling Zone : Rural Council area : Alexandrina Council rates : \$2,014.70 per annum approx. Land area : 196ha (484.3acs) Best Offers : Closing 12pm Wednesday 3rd April 2024 (Unless Sold Prior). Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice...