

**24 Schirmer Road, Saddleworth, SA, 5413**



**Acreage Semi-rural For Sale**

Saturday, 14 September 2024

24 Schirmer Road, Saddleworth, SA, 5413

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 17**

**Type: Acreage Semi-rural**

## PRIME FARMING LAND WITH 3 BEDROOM HOME

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this highly productive cropping & lifestyle property in the Gilbert Valley to the marketplace.

- Located 3.5 kilometres\* south of Saddleworth & 1.5 hours\* from Adelaide.
- Total land size 107 acres/43.51 hectares\* (92.5 acres arable\*)
- Modern Sarah Homes 3 bedroom & 1 bath family home with front and rear timber decking and alfresco living.
- Bedrooms 1 & 2 with built in robes.
- Modern open plan living & kitchen with ample storage.
- Lounge with combustion heater & split system air conditioner.
- The home has beautiful north facing views over the valley.
- Improved with a 15 x 7.5m machinery shed, 12 x 7.5m shed with concrete floors, power and 5km solar system.
- Total average annual rainfall 475mm\*
- Mains water connected & 4 x 5,000 gallon rainwater.
- The land comprises easy working dark brown loam soils well suited to continuous cropping, with a current rotation wheat, barley, canola.
- Well fenced into 1 main paddock generally comprising of timber posts and cyclone.

For Sale by Expressions of Interest - Unless Sold Prior

Due 4.30pm 10th October 2024

Contact: Graeme Nield 0428 8458 915

\*Denotes Approximate

RLA228106

Property Code: 10048