

Address available on request, Frances, SA 5262



Mixed Farming For Sale

Sunday, 21 April 2024

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Area: 2821 m2

Type: Mixed Farming



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LAWD and TDC Livestock & Property are pleased to present for sale Boorala Aggregation (the Aggregation), an institutional scale farming opportunity currently utilised for dryland cropping (cereals, oilseeds and faba beans) and grazing (beef cattle and prime lamb), situated within the renowned Frances region of South Australia. Key Investment Highlights

- **Area:** The Aggregation includes two properties: ☐ Boorala: 1,980* hectares (4,893* acres) ☐ Manton: 841* hectares (2,077* acres) ☐ Total: 2,821* hectares (6,970* acres)
- **Scale:** Primary focus on 1,655* hectares of winter crop planted for the 2024 season, in addition to livestock production.
- **Flexibility of Enterprise:** Multi-enterprise opportunity suited to a broad spectrum of commodities including a diverse range of winter crops (cereals, oilseeds and faba beans), prime lamb and cattle production.
- **Capital Expenditure (CAPEX):** Significant CAPEX programs have focused on cropping efficiencies, pasture development, water infrastructure, soil amelioration, fencing/laneways and infrastructure.
- **Topography:** Generally level throughout Boorala with some slight hill and undulations across Manton.
- **Soils:** A mixture of fertile brown loams over clay throughout Boorala and heavier loams with sandy soil types on rises across Manton.
- **Pastures/Crops:** A mixture of high-performing improved perennial pastures (phalaris and ryegrass) combined with dryland winter dual purpose crops (wheat, barley, canola and faba beans).
- **Water:** High-quality and reliable underground water sourced from bores with new pumping systems at both Boorala and Manton.
- **Accommodation:** Boorala homestead (circa 1980) as well as a further two residences (all of which have undergone recent renovations in the past two years).
- **Improvements:** Fit-for-purpose operational improvements to support the cropping and livestock enterprises with a newly constructed workshop, chemical shed, livestock yards and containment yards.
- **Location:** Located within the renowned Frances region of South East South Australia. The Aggregation is being offered for sale (in-one-line or as separate assets) by Expression of Interest closing 12pm (AEST) on Thursday 6 June 2024*approximately