

# 'Hilpara' Beetaloo Valley Rd, Beetaloo Valley, SA 5523



## Mixed Farming For Sale

Sunday, 22 October 2023

'Hilpara' Beetaloo Valley Rd, Beetaloo Valley, SA 5523

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 497 m2**

**Type: Mixed Farming**



James Wardle  
0407362105

## FOR SALE BY EXPRESSION OF INTEREST

This diverse rural property will appeal to a multitude of buyers as a whole or the 3 separate contingent Lots each have their own distinctive features. Located in the Beetaloo Valley only 7 kilometres\* west of Laura in the Mid North of South Australia. Whole - 1,227 acres/497ha Lot 1 'Hilpara' - 22.2 acres/8.995ha\* Lot 2 'Scrub' - 1,068 acres/432.4ha\* Lot 3 'South Block' - 137 acres/55.64ha\* - 3 Bedroom homestead located on Hilpara - 3 Stand shearing shed with yards and sundry farm shedding - Mains Water connected to Lots 1 & 3 as well as a winter creek, dam, unequipped bore and spring - Average annual rainfall 450mm\* - The land is a mix of open hills grazing with the majority comprising dense native vegetation. Whether you are into farming, bushwalking, 4-wheel driving or simply just enjoy the countryside this property has it all. An exciting opportunity to buy the whole property or to buy an individual Lot is here. A beautiful property located in the heart of the Beetaloo Valley. Council Rates 22/23: \$3,888.50 For Sale by Expressions of Interest Due: 12pm Wednesday 11th October 2023 For Sale as a whole or 3 contingent Lots. Inspections by appointment only Information Memorandum available upon request James Wardle 0407 362 105 RLA228106 Property Code: 9361