

911 Nunyah Road, Nunjikompita, SA, 5680



Land For Sale

Wednesday, 25 September 2024

911 Nunyah Road, Nunjikompita, SA, 5680

Type: Land



Elaine Seal

"Scrooges" Mixed Farming @ Nunji

Location: 911 Nunyah Road, Nunjikompita also know as Allotment 77. Easy access to property from Eyre Highway. Situated 68 kms south east of Ceduna, and 31 kms to Wirrulla. The property is selling as a whole on the one title.

Land Details: Total Area: 719 ha (1776.6 acres); Arable Land: 598 ha (1477 acres); Balance being Grazing/Pastoral Land with mallee scrub, providing natural shelter.

Agricultural Use:

- Cropping: Bi-annual cropping rotation with wheat and barley.
- Fertilization: Use DAP super at a rate of 50kg/hectare.
- Average Yield: 1.3 tonnes of wheat over the past 7 years.
- Rainfall & Stocking Capacity: Average annual rainfall of 300mm, with stocking capacity of 250 Merino Ewes with average rainfall.

Soil & Fencing:

- Soil Type: Grey sandy loam
- Fencing: All boundary fences are in good to excellent condition. Internal fencing average adequate for sheep. Use mostly 7-line cyclone.

Water:

- Water Supply: Mains water access shared with two neighbours on one water meter. All 8 paddocks have water access through 5 water meters.

Improvements: 2-bedroom home partly renovated with new kitchen and bathroom. 4 Bay Car shed with rolling doors; 3-stand shearing shed with sheep yards; 2 Implement sheds; 50T Super shed with rolling roof.

Sale Method: Expressions of Interest, closing at 4:00 pm, Friday, 1st November 2024.

Great opportunity to expand existing enterprise or an investment for lease purposes.

Contact the selling agent for further information or arrange an inspection. No IM available for this property.