

# 1, Lot 417 & 429, Sebastopol Springs Rd, Sebastopol, SA 5280



## Livestock For Sale

Sunday, 23 June 2024

1, Lot 417 & 429, Sebastopol Springs Rd, Sebastopol, SA 5280

Area: 83 m2

Type: Livestock



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**\$2,400,000**

This prime agricultural property features heavy black loam flats, making it ideal for both cropping and livestock. Currently, it's a brilliant fattening block for prime lambs and weaver cattle through spring, summer, and autumn. The property boasts strong pastures, including strawberry clover and grasses, and has an excellent fertilizer history. Well-drained to handle excessive winter rainfall, the property is well-maintained with good fencing. Key Features: Land Size: 206 acres. Heavy Black Loam Flats Paddocks: 4 paddocks and a swamp paddock (18 acres) plus Swan Swamp (6 acres). Water Supply: 3 bores, 2 windmills, and 1 solar pump. Hay Production: Paddock No. 1 previously cut for hay, yielding 250 round bales of pasture hay (58 acres). Livestock History: Consistently stocked with 100 heifers (2-year-olds) for the last 20 years as set stock. This year: 40 cows & calves, 60 heifers mated, and 5 bulls. Development Potential: With council approval (STCA), this property is well-suited for building your home on suitable acreage size. This property presents an excellent opportunity for agricultural investment with its rich soil, reliable water sources, and proven livestock productivity.