

**283 Mount Magnificent Road, Mount Magnificent,
SA 5210**



Livestock For Sale

Saturday, 29 June 2024

283 Mount Magnificent Road, Mount Magnificent, SA 5210

Bedrooms: 3

Bathrooms: 1

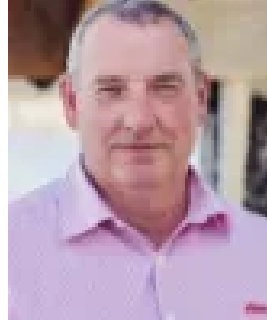
Parkings: 6

Area: 72 m2

Type: Livestock



Ross Coleman
0885503300



Roger Smith
0885503300

\$1.95m - \$2.15m

This is a unique opportunity to acquire a prime 72.4ha. (approx.. 179acres) grazing property in the tightly held and very picturesque Mount Magnificent area in central Fleurieu Peninsula. The property has been home to the successful family-run BoonARKM stud cattle business since 2007, but now is time for their growing family to relocate locally, and to continue to run their business. What is on offer here is a fantastic family rural lifestyle on a beautiful property with unmatched panoramic vistas, and only around 10 minutes drive to the shopping, services, school, hotel, golf club and other attractions in Mount Compass township. The fortunate new owners will take over a beautiful and highly productive property that has been extremely well set up and managed over the years. Mostly with the support of and advice from local contractors, this includes programs for ongoing pasture renovation, fertilization, soil health management and weed control. This is all focused on optimizing productivity from the pastures and animal health. Importantly, there is an abundance of surface water in several large dams across the property, and the reliable annual average high rainfall of around 790mm supports optimum paddock productivity. The vendors will orientate the new owners with their programs and contractors, if required. This picturesque property is studded with magnificent mature gum trees and pockets of remnant scrub, all offering shelter for grazing animals. The paddocks are easily accessed by a wide raceway and are all secure with well-maintained fencing. The c1950 farmhouse has 3 large bedrooms, a modern bathroom, large modern country kitchen, 2 living rooms and 2 toilets after progressive internal renovation over the recent years that has made it a very comfortable home for the family. The large securely fenced backyard comes off the paved undercover alfresco area, with relaxing views down across the property. The surrounding improvements include workshop/shedding, implement/hay shed and the relatively recent enclosed shearing shed with rooms, kitchen, bathroom and outdoor undercover deck area all looking out over panoramic views down and across this beautiful property. The key features of this property are; • 15 paddocks & 4 holding pens across the 179 acres • 4 large dams • Good 790mm annual average rainfall • Plenty of rainwater storage • Excellent fencing • Wide raceway for easy paddock access • Quality animal yards with under cover crush. • Trees and remnant scrub offering animal shelter • Mains power connected The property is within a comfortable short drive to the hotels, shopping, cafes, services, and schools in Mount Compass and Meadows. The major service & shopping centres in Victor Harbor (South Coast), McLaren Vale and Aldinga Beach are only around 30 minutes away by car, and the Adelaide CBD approx.. 60 minutes by car. NOTE: Open inspections can commence in around 2 weeks. In the meantime I will be pleased to email you a copy of the INFORMATION MEMORANDUM to assist with your orientation about the property. Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833