

**lot 1 Miranda Road, Miranda, SA 5700**

**FIR**

**Sold Residential Land**

Sunday, 24 September 2023

lot 1 Miranda Road, Miranda, SA 5700

Area: 40 m2

Type: Residential Land



Andrew Milne

**\$170,000**

100 Acres of Land with a near-perfect rectangle. Same owner for 10+ years and now open for someone else to take on the opportunity! 20 minutes south of Port Augusta and away from all the hassles. Just 3 hours up from Adelaide. Located right between Spencer Gulf and the Flinders Ranges with incredible views. The land is almost flat. Very gentle slope and while there is a swamp around 500m away, my land is flood free and is used for cropping. Good for permaculture and grains or sheep/cattle farming. Note: the access road is a dirt road. Water is already connected and electricity line is near the boundary. Good rainfall but plenty of sunshine too. Off grid solar would work well (commercial solar farm 10 minutes up the road) if going down the homestead route. Potential to use Tesla Starlink satellites for internet. Currently farming crop share (canola) with income potential with local farmer who has looked after all the fences and keeps an eye on everything. He just paid me \$2,030 in May for the 2021 season. That's half my mortgage taken care of. If you don't wish to build a farm then the block has great development potential. The council has been open to a development application for a caravan park previously. Might also suit dog/cat boarding facilities or commercial production or truck stop. This would be great for permanent residence with a transportable home, tiny house or build on site. Can also use for eco/sustainable base, horse agistment, hobby farm, dirt bike riding or a weekend base. 5 minutes to boat ramp at Miranda holiday houses where you have 7,500 hectares of the Conservation Park to explore and many fishing spots to yourself! View the land from the boundary fence line anytime without the need to meet up. Lot 1 Miranda Rd, Miranda. Use the mud map I provided in the photos. (It says Government Rd, but it's actually Miranda Rd). Call Andrew on 0416 165 545 RLA 323567