

Lot 109 & Crabbs Road, Seddon, SA 5223



Mixed Farming For Sale

Thursday, 18 April 2024

Lot 109 & Crabbs Road, Seddon, SA 5223

Area: 280 m2

Type: Mixed Farming



Colin Hopkins
0885514108

Expressions Of Interest COB Friday 10th May

Best offers by COB Friday 10th May, guide price \$1.65m- Two contiguous titles, of 182 and 98 ha (total 280 ha total), of which approx. 195 ha is pastured.- Historically carrying 750 ewes, 350 odd hoggets, with 30-50 ha cropped annually.- Stock watered by 6 farm dams.- Fenced into 5 paddocks.- 40 Tonne plain super applied annually up until 2022, 20T in 2023- Reliable 550 mm annual rainfall- Power supply options conveniently close by- 2 road frontages, including to the main sealed (arterial) South Coast Road - Substantial lagoon fully within the property, plays host to a diverse, and plentiful range of water birds- Sheep handling yards on site.- Located only 8 km from Vivonne Bay, strategically positioned at the gateway to the Island's western attractions Disclaimer: We have in preparing this information used our best endeavours 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. Elders Real Estate RLA62833