

# Lot 18 Tod Highway, Warrambo, SA 5650



## Cropping For Sale

Sunday, 26 May 2024

Lot 18 Tod Highway, Warrambo, SA 5650

Area: 1005 m2

Type: Cropping



Bill Sargent

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**\$3,600,000**

1,005 Ha (2,483 Ac) total area adjoining Tod Highway, 34 kms south of Wudinna, 8 kms south of Warramboe Section 18, Hundred of Warramboe, 852 Ha or 2,105 Ac of arable land. • Brown sandy loam, dune swale land with some red flats and areas of limestone, gently undulating, shelter belts & other natural vegetation with some low sandy ridges cropped. • 6 fenced paddocks (Fats, Tank, Rain gauge, Skinners, Cattle yards and Pig paddock) all watered apart from cattle yard paddock. A mix of older station cyclone with some more recent 6/70/45 and 5/70/45. • No cropping carried out this season. Tank and Fats paddocks last cropped in 2021. Historically 50 kg DAP applied at sowing. Currently running 550 merino ewes with LAF. • 3 x SA Water meters located along Tod Hwy, pipelines are generally 32 mm poly the majority is less than 10 years, 1 cement tank, 5 paddocks watered. Average rainfall 325mm (13" ) pa. records have been kept. • Council rates 2023/24 \$3,281 • The property has not been regularly cropped in recent years, usually running merino sheep with care taken not to overstock. Access from Tod Hwy with a public road around other boundaries, one is a track only, the other is unused. • Settlement date: to be negotiated. • An opportunity to expand your cropping enterprise in the Warramboe area.