

Lot 20 Munyaroo Road, Midgee via, Cowell, SA 5602



Sold Residential Land

Friday, 22 December 2023

Lot 20 Munyaroo Road, Midgee via, Cowell, SA 5602

Area: 956 m2

Type: Residential Land



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Contact agent

Located approximately 45 km's north of Cowell and a similar distance south of Whyalla. The property is easily accessed via a well maintained gravel road (Carmody Road or Plane Road). The freehold land comprises approximately 956 hectares (*2361 acres). Approximately 614 ha (*1516 acres) of natural scrub ideal for the nature/wildlife enthusiast and subject to a registered Heritage Agreement. The balance of land (Approx 342 ha - 845 acres) is also natural scrub, but is not subject to the heritage agreement. This means that portion of the property can be used for domestic purposes and therefore some or all of it could be cleared to create an area for a camp, keeping of animals or simply developing a space for a dwelling, where you could build your own "home amongst the gumtrees"! The area is renowned for its local wildlife (hence the Heritage Agreement) therefore, the property may attract a buyer who wishes to maintain the property as it is. The property is located approximately 20kms from the Munyaroo Conservation Park. Munyaroo Conservation Park is 123km² in area and was proclaimed in 1977 with the purpose of conserving mallee and saltbush between agricultural and pastoral properties, and mangrove and samphire communities along the coastal fringe. Vegetation in the park includes low open woodland of western myall and false sandalwood, over a shrubland of bluebush and bladder saltbush. Other vegetation includes an open scrubland of gilja, yorrell and red mallee over bluebush, dryland tea tree porcupine grass, candlebush and twin leaf on the dunes. In the northern area of the park grow native peach trees, native cypress pines, weeping pittosporum and western myall. The park is home to a large variety of birdlife including Emus, Malleefowl, Stubble Quail, Wedge Tailed eagles, Cormorants, Oystercatchers and Rainbow Bee eaters. A large variety of native animals are also found in the park including Red Kangaroos and Sandhill Dunnarts. The sale also presents an opportunity for buyers to make a benevolent investment in Australia's natural environment or, (stcc) construct a dwelling, off grid and live amongst nature (no power or water available in this area) For further information or to inspect by appointment, contact Michael Nance on 0428 294141.* denotes approximate size All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 264895