

**Lot 201 Pipeline Road, Arthurton, SA 5572**

**Cropping For Sale**

Monday, 8 January 2024

Lot 201 Pipeline Road, Arthurton, SA 5572

Area: 176 m2

Type: Cropping



Troy Goldsworthy  
0488128801

**For Sale By EOI Closing 12pm Tues 20th Feb (USP)**

Nutrien Harcourts Minlaton are pleased to present "Bowden's" For Sale by Expressions of Interest. Comprising a total of 436.37ac (176.6ha)\* "Bowden's" offers a fantastic add-on opportunity to your existing farm enterprise within the highly regarded Arthurton farming district. The property had clay spreading done in early 2023, while reeffnating was completed 3 years ago so with these jobs completed all the work has been done for you to reap the benefits moving forward. Located 6.7km\* Northwest of Arthurton with frontage to and access from Pipeline Road the property contains 309ac (125ha)\* of arable land setup as one large, open paddock. The property mostly consists of sandy loam cropping soils while the fences are predominantly cyclone with barb in fair condition. The property enjoys mains water meter access with approx. 22,500L\* tank assisting with very straight forward management of the property. For Sale by Expressions of Interest Closing 12pm, Tuesday 20th February 2024 Information Memorandum available on request. Inspections strictly by appointment with the exclusive selling agents Nutrien Harcourts Minlaton, Troy Goldsworthy - 0488 128 801 RLA 102485 \*approximately