

Lot 250 Wellington Road, Woodchester, SA 5255

Raine&Horne.

Mixed Farming For Sale

Tuesday, 2 April 2024

Lot 250 Wellington Road, Woodchester, SA 5255

Area: 119 m2

Type: Mixed Farming



Paul Clifford

0885363830

Best Offers (\$1.395m +)

As the pretty Rodwell Creek passes through its cattle and cropping country and ancient gums dot the undulating 295-acre terrain, it's the substantial pastoral potential that almost supersedes the enveloping 360-degree views. Almost. And while you're all but seconds from Woodchester village, minutes from Strathalbyn and Wistow - via sealed Wellington Road or unsealed Brook Road - there's every reason to make more of this well-kept slice of southern earth. Extra to its agricultural scope, there's potential to explore several elevated vantage points to build up and breathe in the expansive rural and village vistas. Considering taking up residency? Look to the views - north, south, east or west - for idyllic inspiration (STCC.) Hillsides and historic ruins aside, there's high quality infrastructure on site including excellent cattle yards, a crush, loading ramp, and good fencing to 8 main paddocks, right down to the revegetated creek line. A new solar-equipped bore feeds 4 tanks and 8 troughs, and some 100 acres are set aside for hay and cropping, with scope to increase this if required; and with strict fertiliser and management systems in place, the land has the utmost integrity for breeding, backgrounding or fattening operations for cattle and/or sheep. At present, the land yields a high quality and productive Angus herd of approximately 45 cows plus progeny. As the Rodwell Creek slowly streams south to the Bremer River, you too will stream into Langhorne Creek for a cool climate wine, lunch at Lake Breeze or The Winehouse, or venture north for staples via the metropolis of Mount Barker. Follow head and heart to a beautiful acreage born and bred for productivity. More Attributes: Well-fenced to 8 main paddocks with strong pastures incl. dryland lucerne. Approx. 100 acres cut for hay/cropping. Historic ruins & buildings with power. Excellent cattle yards including loading ramp & crush. Revegetated & fully fenced Rodwell Creek. New solar equipped bore (2,460 TDS) feeding 4 tanks & 8 troughs. 2 road frontages along Wellington & Brook Roads. Mains water easement in place - no current connection. Location: Adjacent to Woodchester Village, 10kms to Strathalbyn, 12kms to Wistow, 17kms to Mt. Barker, 35kms to Murray Bridge, 44kms to the Tollgate & 56kms to Adelaide International Airport (all approx.) Details: C.T. 6091/804 Allotment 250 / DP 88364 Hundred: Strathalbyn Zone: Rural Council area: Alexandrina Council rates: \$1,546 per annum approx. Land area: 119.7ha (295.7acs) Paul Clifford R&H Rural SA 0427 796 144 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. Interested parties should make their own enquiries and obtain their own legal advice.