

**Lot 294 Gun Club Road, Koolywurtie, SA 5575**



**Cropping For Sale**

Wednesday, 31 January 2024

Lot 294 Gun Club Road, Koolywurtie, SA 5575

Area: 96 m2

Type: Cropping



Troy Goldsworthy  
0488128801

## **Auction, 2pm Tuesday 5 March (USP)**

Nutrien Harcourts Minlaton are pleased to present "Menz's", For Sale by Auction. Situated in the Koolywurtie area, the property contains 239ac (96.72ha)\* of which 222.4ac (90ha)\* is arable land consisting of grey loam-clay soils capable of producing excellent yields. Currently setup in two paddocks you can easily and conveniently turn it into one, easy working very slightly sloping, large paddock. The non-arable areas are made up of salt lake on the Southern boundary and salty area on a small portion of the Northern boundary. Located 5.8km\* East of Port Rickaby, 13.7km\* Northwest of Minlaton the property is located on the intersection of Gun Club and Didlyamulka roads giving great road access on two sides. Rainfall records for Minlaton indicate average rainfall of 417mm\* per annum while there's mains water meter right at the edge of the property which currently services an existing trough with access from both paddocks making for a very simple water system. The property will be offered by public auction at 2pm Tuesday the 5th of March 2024 (USP) at the Minlaton Bowling Club. Contact exclusive selling agent Troy Goldsworthy for your Information Memorandum and to inspect the property - 0488 128 801. RLA 102485\*approximately