

Lot 35 Mount Cone Road, Myponga, SA 5202

Raine&Horne.

Sold Lifestyle

Wednesday, 11 October 2023

Lot 35 Mount Cone Road, Myponga, SA 5202

Type: Lifestyle



Paul Clifford

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Contact agent

Productive, commercially orientated, and bursting with feel-good country living - it's all here on a high-calibre landholding amassing versatile soils, an abundant water supply, and development potential boasting 2 road frontages, creating an exceptional capital gain opportunity for the most astute rural buyer. The private, scenic, and secluded position - surprisingly close to town convenience - opens a variety of agricultural ventures supported by a valuable 125ML water licence, 2 genset equipped bores, and a reliable 800mm+ annual rainfall. In response, it adds light and easy working soils suitable for breeding, fattening, backgrounding operations, hay, and silage, 5 main paddocks with feeder race, and strategically located cattle yards and hay shedding, with mains power available. Suddenly, its broad-acre picture becomes clear. Primary producers, the land's recent fertiliser history is as follows: Lime 2020 / 3t/ha Chicken Manure + 150kg/ha Pasture Boosta + 40kg/ha Urea, 2021 & 2022 / 3t/ha Chicken Manure, 2023 thus far. For land lovers, amongst its rich, rolling undulation, the open clean country dips into a pocket or two of pristine, stringy bark native vegetation. With a host of essential services nearby, the golden coastlines of Port Willunga and Sellicks Beach, the city in around an hour, and the Fleurieu's ever-growing tourism and tree-changing populations, the land's attractive development scope also leverages multiple north-facing building sites (STCC.) The land's well-rounded worth is undeniable. Explore it. Location: 10kms to Myponga & Mt Compass, 15kms to Willunga & 60kms to Adelaide International Airport (all approx.) C.T. 5853/930 Allotment 35 / DP 57133 Hundred: Myponga Zone: Productive Rural Landscape Council area: Yankalilla Council rates (inc. levy): \$4,033.10 per annum approx. Land area: 121.6ha (300acs) Water Licence No: 222190-0 of 125,140kL inc. rollover (Underground & Surface - Taking) Water Quality : Front bore 182 TDS / Back bore 127 TDS Best Offers closing 12pm Wednesday 12th July 2023 (unless sold prior). 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.