

**Lot 93 Old Bool Lagoon Road, Bool Lagoon,
Naracoorte, SA 5271**

Mixed Farming For Sale

Wednesday, 17 April 2024



Lot 93 Old Bool Lagoon Road, Bool Lagoon, Naracoorte, SA 5271

Area: 74 m2

Type: Mixed Farming



Michael Wetherall
0438372104



Bruce Rodda
0418818872

Highest & Best Offers

The property is located in the highly sought-after Bool Lagoon region of the Limestone Coast. It is 10 kms West of the main arterial highway from Adelaide (Riddoch Highway) and adjoins the Bool Lagoon bitumen road approximately 25 kms from Naracoorte, and 36 kms from Penola. Situated at Lot 93 Bool Lagoon Road, Bool Lagoon, this 182.9 Acres of highly productive land is suited to grazing, cropping and hay production. The soil is heavy productive black clay loam over limestone, with high levels of organic matter, has a strong fertilizer history and has recently yielded a canola crop. The current cropping rotation will include a planned cereal crop. Approximately 95% of the property is arable. The property contains a stock water tank and trough, along with a bore and windmill which is not currently used. The current water supply is from a pressure pump from the adjoining property. This property is well fenced into one paddock for ease of management, consisting of wooden posts, light weight steel droppers, barb wire and plain wire. The property is currently leased until the expiry date of 1st February 2025. Inclusions include: All improvements and fixed items. Exclusions Include: All vendors and lessee's machinery, plant, fodder, and grain. For Sale by Highest and Best Offers closing on Thursday the 6th June 2024 at 2:00 pm. All Highest and Best Offers are to be received by head agent Michael Wetherall. M: 0438 372 104 E: mike@pphs.com.au PPHS 1A Pinkerton Road Naracoorte PO Box 71 Naracoorte SA 5271 Web site: pphs.com.au All contact and inspections are to be exclusively through the appointed agents. Mike Wetherall M: 0438 372 104 E: mike@pphs.com.au Bruce Rodda M: 0418 818 872 E: bruce@pphs.com.au Jo O'Connor M: 0429 854 910 E: jo@pphsrealestate.com.au