

Lots 34/35/36 Lipson-Ungarra Road, Lipson, SA 5607

Nutrien Harcourts

Sold Mixed Farming

Thursday, 19 October 2023

Lots 34/35/36 Lipson-Ungarra Road, Lipson, SA 5607

Area: 103 m2

Type: Mixed Farming



Justin Thompson
0427130124

\$330,000

Nutrien Harcourts are pleased to offer Lots 34, 35 & 36 Lipson - Ungarra Road, via Registrations Of Interest, closing on Wednesday the 29th November, 2023 at 1pm. The 3 allotments will be offered as a 'Whole' or as 3 separate 'Contingent' Lots. These lots offer some quality rural acreage close to the beautiful coastal town of Tumby Bay, with multiple location options on each lot to build a new home, shed & more, with some spots having uninterrupted & magnificent sea views. As a whole these allotments have a total area of approx 103.89 hectares (256.71 acres) with an approx total arable area of 36ha (88.95ac). The arable areas have been sown to Vetch this season, which has been utilised for grazing purposes. The property has been fenced to separate the main cropping areas from the grazing areas, to better utilise the land for a mixed farming operation. The grazing areas have a mix of trees for livestock shelter, with some slightly undulating terrain to hills grazing country. Lot 34 - 29.7ha (73.4ac) total area, with approx 12ha (29.6ac) arable. Access to Lot 34 is via the sealed Lipson - Ungarra Road, and has its own SA water meter. Lot 35 - 35.46ha (87.6ac) total area, with approx 12ha (29.6ac) arable. Access to Lot 35 is via Yarandale road, 300 metres from the sealed Ungarra - Lipson Road. This allotment in particular has some commanding, uninterrupted sea views. Lot 36 - 38.73ha (95.7ac) total area, with approx 12ha (29.6ac) arable. Access to Lot 36 is also via Yarandale road, just over 300 metres from the sealed Ungarra - Lipson Road. Rainwater tanks are commonly used in the area for water supply to homes, with quotes from SA Water for mains water connection an option. Power is available from multiple directions around all properties. Registrations Of Interest, closing on Wednesday the 29th November, 2023 at 1pm. For a more detailed Information Memorandum please contact the Sole Agent: Justin Thompson 0427 130 124 justin.thompson@nutrien.com.au Nutrien Harcourts Tumby Bay RLA 102485