

**1099 Eight Mile Creek Road, Eight Mile Creek, SA
5291**



Mixed Farming For Sale

Friday, 5 July 2024

1099 Eight Mile Creek Road, Eight Mile Creek, SA 5291

Area: 58 m2

Type: Mixed Farming



Gail Richards
0409268199

\$980,000-\$1,020,000

Excellent grazing parcel consisting of 143.8 Acres / 58.22 hectares of prime peat fattening country well-suited to cattle, sheep or dairy turnout block. Paddocks complete with concrete troughs watered by equipped bore with new submersible pump plus two additional poly rainwater tanks. Post and wire and electric fencing plus laneways linked to all paddocks and cattle yards. Approx 14m x 9m colorbond high clearance shed (built 2018) with high clearance roller door, concrete floor and lights plus raised board, two stand shearing plant and holding pens. Old stone dairy has also undergone conversion to undercover holding pens. The land has been deep ripped and rolled by previous owner with extensive fertilizer history in recent years. Located at Eight Mile Creek on the southern coastline of South Australia the parcel is located just 12 kilometres east of Port MacDonnell and 24 kilometres south of Mount Gambier the home of the Blue Lake – a bustling and expanding regional centre with an urban population of approximately 30,000 people. Extra Information: Council Rates / \$2,299.15 p/a Land Size / 143.8 Acres - 58.22 Hectares Council / District Council of Grant Zoning / Rural