

75 Duckhole Flat Road, German Flat, SA 5280



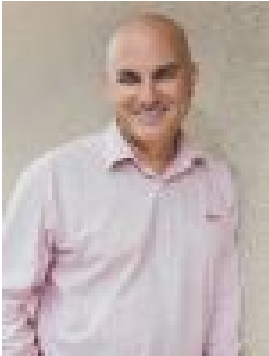
Other For Sale

Sunday, 23 June 2024

75 Duckhole Flat Road, German Flat, SA 5280

Area: 254 m2

Type: Other



Damian Venn
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EXPRESSION OF INTEREST

EXPRESSION OF INTEREST CLOSING 29/7/2024 @ 1.00PM Discover the perfect opportunity to own a versatile and productive rural property, ideally suited for beef and lamb farming. Spanning an impressive 630 acres, this remarkable estate offers a wealth of natural resources and possibilities, ensuring a thriving agricultural venture.

Key Features:

- Total Landholding:** 630 Acres
- Irrigation Capacity:** 320 Meg Taking Irrigation
- Irrigated Land:** 200 Acres

Agricultural Excellence: This property boasts 200 acres of irrigated land, supported by a substantial 320 meg taking irrigation license. The fertile ground, with varying depths of red soil over limestone, provides an ideal foundation for robust crop and pasture growth. Additionally, the 750mm rainfall area, coupled with an abundance of underground water, ensures a reliable and sustainable water supply, making this a magnificent natural resource for your agricultural needs.

Infrastructure and Condition: The property is well-fenced and maintained, providing secure and efficient management of livestock and crops. The fencing is in good condition, ready to support your farming operations immediately.

Additional Income: Beyond its agricultural potential, this property generates a substantial annual income from turbines, amounting to approx. \$30,000. This additional revenue stream enhances the financial viability and attractiveness of the estate, providing a stable and supplementary income.

Natural Resources: The land is blessed with an abundance of underground water, offering a dependable and valuable resource for irrigation and livestock. The varying depths of red soil over limestone create fertile and productive grounds, perfect for a variety of agricultural pursuits.

Embrace the opportunity to own this exceptional rural property, designed to support and enhance your beef and lamb farming ambitions. With its abundant natural resources, excellent infrastructure, and additional income potential, this estate promises a prosperous and rewarding agricultural future. For more information or to arrange a viewing, please contact Damian Venn - 0438 904 771