

1 Tohls Road, Booborowie, SA, 5417



Rural For Sale

Thursday, 10 October 2024

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Type: Rural



Rob Calaby
0888429300

Versatile Arable Land (85.98Ha / 212.13 acres)

This predominantly arable property presents a remarkable opportunity for agricultural development, ideal for both seasoned farmers and newcomers to the industry. Spanning expansive, undulating cropping ground, the land is naturally designed to minimise frost risk, making it exceptionally suitable for a diverse range of broad acre crops and hay production.

Infrastructure on the property includes a small machinery shed and raised barn. The property is securely enclosed with a well-fenced perimeter, facilitating effective livestock management while providing peace of mind for the land owner.

Access to mains water is a significant advantage, supporting livestock needs and crop spraying. The region's consistent and reliable rainfall further bolsters the property's agricultural potential, which is supported by a solid history of successful crop yields and exceptional fertiliser history. This ensures that the land is not only fertile but also primed for future productivity.

The property benefits from bitumen road frontage, providing convenient access for transport and logistics, which is essential for ease of access for machinery and cartage of grain & livestock.

This parcel is ideally suited as an add-on block for existing farming enterprises looking to expand their operations, but it also stands as an excellent standalone investment for those eager to enter the farming sector. With its combination of desirable features, this property is a valuable asset for anyone looking to enhance their agricultural pursuits and capitalise on the abundant opportunities within the industry.

Expressions of Interest closing Thursday 14th November @ 5pm (USP)