

2060 East West One Highway, Seddon, SA, 5223



Rural For Sale

Friday, 30 August 2024

2060 East West One Highway, Seddon, SA, 5223

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Type: Rural



Michael Barrett

0427727333

2060 East West One Highway Seddon - Versatile Mixed Use Farming Opportunity!

Century 21 Kangaroo Island presents 2060 East West One Highway, Seddon, for sale by Expression of Interest, closing on Tuesday, 8th October 2024. Price guide: \$2.7 million.

Located in the heart of Seddon's prime farming district, just 9km from Parndana township, this gently undulating property offers a remarkable agricultural opportunity. Spanning approximately 375 hectares, Allotment 301 sits on the corner of East West One Highway and McHughs Road and is held under a War Service Perpetual Lease.

This well-maintained property features excellent infrastructure suited for various farming activities, making it an ideal addition to an existing portfolio or a prime entry point for mainland farmers into the Kangaroo Island farming market.

Key Features Include:

Infrastructure: Circa 1960s homestead with 4 bedrooms, open-plan living, updated kitchen, bathroom, and roof. The property is currently tenanted on a periodic lease.

Shedding:

1. 4-stand shearing shed with annexed open-fronted shed (42m x 18m)
2. Older Armco open-fronted shed (18m x 6m)
3. Grain bunker (10m x 6m)
4. Open-fronted hay shed (9m x 8m)
5. Disused sheep milking facility and insulated storerooms (not used by the current vendor since occupation in 2009)

Fencing: All new boundary fencing and approximately 90% new internal fencing following the 2020 fires. The fencing is predominantly Cyclone 7/90/30, with a full internal raceway providing easy stock rotation and access to the shearing shed. Refer to the attached paddock plan as a guide.

Water: Numerous dams, approximately 20, are scattered throughout the property, alongside 2 winter creeks with current water flow.

Pasture Improvements: Annual and perennial sub-clover and ryegrass, with the paddock in the northwestern corner sown to kikuyu grass. The soil is typically sandy loam over clay.

Fertilizer: Historical applications of single and DAP.

Rainfall: Similar to that of Parndana township, with a long-term average of 580mm per annum.

Stocking: Currently stocked with approximately 1,677 crossbred ewes with lambs.

Zoning: Rural.

Inspections are welcomed. To arrange a viewing, please contact Michael Barrett at Century 21 Kangaroo Island on 0427 727 333.

Buyers Note:

- Further information is available upon request.
- Photos and drone video were taken on 22/8/24.
- Copy of Crown Lease – War Service Perpetual CL Volume 6185 Folio 882. Annual rent \$589.
- Kangaroo Island Council Section 7 Statement.

- Additional photos and video are available.

Disclaimer:

We have taken every care in preparing this information to ensure its accuracy, but we accept no responsibility for any errors, inaccuracies, or misstatements. Prospective purchasers are advised to make their own inquiries to verify the information provided.

All information on the Century 21 Kangaroo Island website is provided as a convenience to clients. Property prices displayed are current at the time of issue but may change at any time and are subject to availability.