

2448 East West One Highway, Newland, SA, 5223



Rural For Sale

Wednesday, 25 September 2024

2448 East West One Highway, Newland, SA, 5223

Bedrooms: 4

Bathrooms: 2

Type: Rural



Colin Hopkins

"IRRIGATION/GRAZING FARMING PROPERTY"

For Sale by Expression of Interest, closing 11th October.

Guide Price \$4.5m

- 547.1 ha (1351 acres) of which approx. 437 ha (1080 acres) is pastured.
- 15km southwest of Parndana, 55 km southwest of Kingscote
- 4 bedroom/2 bathroom ranch style homestead, fully renovated, set in "manicured to the minute" garden surrounds.
- Reliable high rainfall country, 650mm average rainfall
- Extensive improvements, including new sheep yards in 2018 and new 3 deck loading ramp in 2021, with B-double access, and undercover cattle yards, facilitating either sheep or cattle pursuits.
- Currently carrying 5200 head, 15 dse/ha average annual stocking rate, predisposed to 2800 ewes in a self-replacing Merino operation
- 200 meg fully approved water catchment, running one 20 ha pivot site, another 2 sites plumbed in, and a further 10 ha set point irrigation plot.
- 70% of fencing renewed over the last 3 years, incorporating extensive raceway network, and exclusion areas of native vegetation, a total of 35 main paddocks
- Under current ownership extensive soil testing and mapping has been done, with variable rate phosphatic fertilizers and lime applications as required
- Vendors preferred settlement is March April, (to facilitate their purchase of another property)

List of improvements.

- Stylishly renovated 4 bedroom/2 bathroom home, polished wooden floors, decking on all sides, rear enclosed predisposed to storage, games entertainment area.
- 2 bay car garage (20 x20) adjacent the house
- 70 x 30 timber framed galvanised iron 4 stand shearing shed, includes 50 x 30 wool room.
- Additional 50 x 30 annexe, adjacent.
- Shearing shed serviced by as new steel pipe/mesh yards, including new loading ramp
- 50 x 30 steel framed galvanised iron shed, to house crush/race way, and portion of cattle yards, also with 50 x 30 annexe adjacent.
- As new machinery shed 24 x 15metres, fully enclosed, cement floor over 6 x 15m area
- 60 x 20 Armco
- Sundry other shedding.
- 2 new 162,000 l rainwater tanks.

Inclusions

- 3 x Ahrens 63T self-emptying silos on cement pads
- 1 x 80T older flat bottom silo
- Irrigation infrastructure, with pump, pivot
- 2019 4045 John Deere Stationary Diesel engine (3000hrs)with grundfos pump to efficiently water centre pivot, pump is also linked to fill house dam and turkey nest for set point irrigation.
- 2019 Valley 5 span Centre Pivot (20ha), with 14kva generator from Ables sales Kubota Diesel engine (3000hrs) with leroy summers genset.
- 10ha set point irrigation, Diesel Caterpillar engine (2800hrs) with southern cross pump

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833