

377 Jagger Road, Waitpinga, SA, 5211



Rural For Sale

Friday, 30 August 2024

377 Jagger Road, Waitpinga, SA, 5211

Type: Rural

Privacy, Seclusion and Location

377 Jagers road, Waitpinga is positioned beautifully to all that is on offer on the fabulous Fleurieu Peninsula, South Australia. An easy drive to Victor Harbor and the playground of the South Coast and just over the hill from Encounter Bay with all the restaurants and wineries to experience, within easy reach.

Located on the tourist trail to one of the most popular destinations in South Australia and the world renown surfing beach of Waitpinga. What a special location and all within an hour and 20 minutes of the CBD of Adelaide or about 86km. Beaches, walking trails, wineries and restaurants all within reach from this visually stunning location and coastlines in Australia.

The Fleurieu Peninsula is a true mediterranean climate of cool wet winters and dry warm summers in this agricultural diverse and highly productive area. Beef cattle, prime lambs, dairy cattle, strawberries, black berries and cherries. Flowers, vegetables, goats and alpacas are all part of the agricultural pursuits of the area.

The property is principally flat with some prime heavy to sandy loam soils and has a beautiful balance of trees and open grazing country that is blessed with dams and a bore for water security.

Cattle yards, an older shearing shed that may need some repairs and a cottage ruin are on the property. Be prepared to be impressed by this isolated location - yet on the doorstep of one of the most vibrant locations in South Australia.

Size - 40.07 Hectares.

Cattle - about 25 steers are seasonally grazed on the property.

Certificate of Title - Ct Volume 5190 Folio 738

Council Rates - \$2573.50 per annum

Council Area - City of Victor Harbor

SA Water - Not connected

Bore on the property - Yes

Note - the entrance to the property is at the corner of Jagers Road and Depledge Road. A gate will need to be opened to drive through and the sign will be another 1km on the left.

For Sale by Expressions of Interest.

For further information contact Greg Weber-Smith on 0419 867 801.

Disclaimer: All information provided has been obtained from sources we believe to be reliable; however, we cannot guarantee the accuracy and no warranty or representation is given or made as to the correctness of the information supplied. Further, we do not guarantee the accuracy of measurements, including, but not limited to, floor plans and land size.

Neither the owners nor the agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations and obtain their own professional advice. All development inquiries and site requirements should be directed to the local government authority.

All inclusions and exclusions must be confirmed in the Contract of Sale.

RAY WHITE NORMANVILLE - RLA 199 522