

434 Schmidt Road, Willowie, SA, 5431



Rural For Sale

Tuesday, 1 October 2024

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Type: Rural

Purchase / Lease Opportunity Willowie

This expansive property encompassing approximately 2760 acres is split over 2 productive broadacre farming properties. The property is strategically divided into 3 paddocks located 16km North of Booleroo Centre and 4 paddocks adjacent to the Willowie township, optimising its use and efficiency.

Water management is well catered for with mains water connected to a comprehensive central pipeline system. This modern infrastructure includes a network of water points and troughs distributed across each paddock, providing consistent and accessible water for all areas of the farm.

The property 16km North of Booleroo Centre includes a 3 bedroom homestead, machinery sheds, shearing shed equipped with functional sheep yards and a loading ramp, facilitating the efficient handling and transportation of livestock. The historical use of high-quality fertilisers has contributed to the land's productivity, reflecting a commitment to maintaining soil health and crop yield.

Fencing across both properties is robust and well-maintained, combining cyclone fencing with sections of plain wire to ensure secure boundaries and effective livestock management. The land benefits from a conservative rotation strategy involving wheat, barley, lentils and clover-based pastures. This approach enhances soil fertility and sustainability while optimising crop production and pasture quality.

The property is being offered via an EOI program closing 4pm Thursday the 28th of November 2024 with the option to purchase or lease.

For a copy of the Information Memorandum please contact Rob Calaby