

**4457 Hunter Road, Nildottie, SA 5238**

partners

**Sold Mixed Farming**

Friday, 6 October 2023

4457 Hunter Road, Nildottie, SA 5238

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 12**

**Area: 97 m2**

**Type: Mixed Farming**



Peter Wright

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**\$1,300,000**

BH Partners is delighted to present 4457 Hunter Road for sale. Comprising a total land area of 240 acres, this opportunity comprises the main farm property with 228 acres comprising a 4 bed family home, beautiful gardens, extensive shedding, modern irrigation infrastructure and a wonderful horticultural development opportunity. This really is a fabulous opportunity with so many potential future benefits for the astute buyer! Whether you wish to commercially farm, develop almond orchards, run a hobby farm or just enjoy the peace and quiet of this lovely rural Murray River location, the opportunities are endless. Key features of this superbly maintained and cared for property include: Recently upgraded modern irrigation infrastructure (36 station) with water drawn directly from the Murray River; featuring 75 acres of permanent irrigation with numerous additional aluminium pipes (coverage for another 50-60 acres approximately). Gently undulating land with sandy loam soils, and situated in a core horticultural location underpinned by key infrastructure including proximity to main highways. High quality operational infrastructure including 5 large sheds, silos, fuel tanks and numerous water tanks. Shedding includes a spray shed with sliding doors and packing shed with attached toilet and lunch area, fertiliser shed, workshop, tool shed. The 5 main sheds are all either 9m x 38m or 12m x 36m (full details available). Storage tanks include fuel and grain silos, spray tank, squatters' tanks, abundant rain and river water tanks with a total storage of over 350,000 litres (full details available). River water is currently sourced directly with floating pontoon and all pipework and pumps included (actual water supply not included but may be available separately). Future growth opportunities include the ability to crop, grow vegetables or cereals, citrus or almonds whilst utilising the existing irrigation infrastructure and easy storage, packing and access. The family home is a spacious 1982 built double brick house featuring 4 bedrooms, 1 bathroom, 2 living areas and benefiting from the 6.4 KW solar system as well as being Walk In Walk Out adding extra value. The large home is surrounded by beautiful and lovingly maintained landscaped gardens. With extensive veggie gardens to the side and further garden to the rear you have a secluded and private setting. An added bonus is the 12 acres of land along the cliff-top, offering amazing river views - perfect for sitting back and watching the sun set over the distant hills and lighting up the magnificent ochre cliffs of the Murray River. Full details available upon request, please Contact the Agent. This wonderful opportunity is available now, don't miss out! Expressions Of Interest by 4pm Friday 3rd Nov 2023 (unless sold prior). Council: Mid Murray. Land Size: 92.62 ha (Piece Q119) approx 5 ha (Piece Q118). Zoning: Rural, Conservation. Water: S&D 500kl licence included. Please note: An extensive supply of river water may be available for purchase or lease but is not included in this sale. Equipment and tools may also be available for purchase. Please Contact Agent for further details including shed and tank sizes and to arrange a private inspection.