

**65 Wylie Road, Wanilla, SA, 5607**



**Rural For Sale**

Friday, 27 September 2024

65 Wylie Road, Wanilla, SA, 5607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Rural**



Luke Duncan  
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## **VANDAMAY - Mixed Farming in reliable rainfall zone**

Elders are pleased to present "VANDAMAY" to the market for your consideration. Offered as a whole by way of Expression of Interest closing on the 29th October 2024 by 4pm.

Located 20 kms north-east of Coffin Bay, 36kms north-west of Port Lincoln and 36kms south of Cummins on the lower Eyre Peninsula in a reliable rainfall zone.

The total land area is 204 hectares (504.08 acres) with approximately 161.8 hectares (400 acres) cleared and arable for cropping.

Of the arable acres, 101 hectares (250 acres) is well suited to cropping and the balance of the land is made up of pastures and natural grasses, best suited to livestock grazing.

35 hectares (86.5 acres) is fenced off under a heritage agreement.

Improvements include a machinery shed, implement shed, workshop and shearing shed with cattle and sheep yards. The home consists of 3-bedrooms, 1-bathroom and 2 living areas and has carports, solar system and rainwater.

The land is gently undulating with sandy loam soils over clay and ironstone and is fenced into 11 paddocks with water troughs in each of them.

The average annual rainfall is approx. 475mm per year.

"Vandamay" provides an opportunity to expand an existing farming portfolio or crack into the agriculture market.

To request an Information Memo and register your interest, contact agent.

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. \*Sizes are approximate.