

**92 Civilization Gate Road, Mount Bryan East, SA,
5419**



Rural For Sale

Sunday, 18 August 2024

92 Civilization Gate Road, Mount Bryan East, SA, 5419

Type: Rural

Sprawling 1,299.8 Hectares of Versatile Farming Land

Discover a unique opportunity with this expansive 1,299.8-hectare property, offered across two titles and encompassing ten allotments. Perfectly suited for grazing, the land features rolling hills interspersed with shelter belts, ensuring your livestock have both protection and ample grazing space.

Water is well-catered for with several dams and unequipped bores, providing reliable sources for stock and irrigation needs. Approximately 500 acres of fertile arable land are available for broadacre cropping, offering significant agricultural potential. The property has the capacity to support around 1,500 breeding ewes, making it ideal for a thriving sheep enterprise. Existing infrastructure includes a homestead, shearing shed, and yards, all of which require some repair and maintenance.

This property combines the best of both grazing and cropping, with the added benefit of water points and infrastructure, making it a versatile and promising investment for the discerning buyer.

In summary this property appeals to a diverse market. It would attract farmers seeking expansion opportunities due to its size and potential agricultural productivity. Additionally, it presents an appealing option for buyers interested in a lifestyle property, offering a retreat from urban life's fast pace.

With strategic rehabilitation and upgrades, the property holds significant potential to regain efficiency and profitability, making it a viable investment.

Expressions of Interest closing Thursday 26th September at 4:00pm.