

# Sec 66 Hundred of Brownlow, Brownlow, SA 5374

## Mixed Farming For Sale

Friday, 17 May 2024

Sec 66 Hundred of Brownlow, Brownlow, SA 5374

Parkings: 8

Area: 197 m2

Type: Mixed Farming



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**\$790,000 - \$830,000**

This meticulously developed grazing property would suit even the most fastidious buyer. Consisting of some 198 Ha (489 acs) the property has been divided into 8 paddocks designed for a rotational grazing operation. A portable water trough system is able to service each paddock from the mains SA Water supply which runs all the way to the shed. Multiple take off points have been already put in place. The entire property is double fenced, the aim being to attain organic certification, Indeed the entire property has been completely refenced with a mixture of mesh and plain wire creating buffer zones ensuring biosecurity. If grazed out these buffer zones also provide fire breaks. The plain wires can be electrified via the hot wires in place. New gates service each paddock. The soils are red/brown loams, about 20-25% of the property is natural Mallee scrub land, lightly timbered, but providing necessary shelter for livestock. The open grazing land is in good heart with abundant natural saltbush herbage. The wonderful condition of the Dorper sheep is testament to this. There are substantial improvements already in place. Already mentioned is the new fencing over the whole property. In addition, new circular sheep handling yards have been built with holding areas, drafting gates and drenching race. A large, commercial style shed keeps all vehicles and equipment safe and secure. Measuring 24m x 12m and consisting of 8 bays, 6 equipped with roller doors, concrete floor and large front apron, dedicated wash down bay and sump, power, internal and external lighting and a full security system. An adjacent rainwater tank holds 100,000l harvested from the roof area. Some internal plumbing is in situ ready for construction of a wet area should that be desired. Power is fed from a 3 phase 20 KVA Perkins generator with an automatic change over switch having the ability to run solar as a complete off grid system. This is housed in a purpose built shed, protected against the elements. A self-contained ablutions block and some weekend accommodation make it comfortable to work and relax after, to enjoy the campfire, a glass of wine and the magic of the night sky. The discerning buyer will recognise the income producing potential of the property, the primary production status complete with the potential tax advantages. With little to do as the planning and development has all been done, this is a wonderful opportunity to enjoy country life. **DISCLAIMER:** All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.