

**Sect. 32 Koolywurtie Church Road, Minlaton, SA  
5575**



**Sold Cropping**

Wednesday, 27 September 2023

Sect. 32 Koolywurtie Church Road, Minlaton, SA 5575

Area: 196 m2

Type: Cropping

## Contact agent

Available for the first time in 116 and 97 years respectively, Nutrien Harcourts Minlaton are pleased to present "Butler's", for sale by Auction in two non-contingent lots, "Rawlings" and "Steel Point". Located within the Koolywurtie farming district this is a great expansion opportunity, particularly for those in the surrounding area or travelling passed. Both Lots have their own water meter while rainfall records for nearby Minlaton weather station indicate average of 417mm\* pa. Lot 1 - "Rawlings" located 9km\* North of Minlaton is located on the corner of Koolywurtie Church Road and Gun Club Road consisting of grey with some red loam soils and contains 319.94ac (129.5ha)\* of arable land Lot 2 - "Steel Point" located 11.1km\* Northwest of Minlaton is located on the sealed Rickaby Road with access also from Croser Road consisting of grey with some sandy loam soils and contains 160ac (64.74ha)\* of arable land With total land area of 484.8ac (196.31ha)\* the properties will be offered by public auction from 2pm Friday the 27th of October 2023 (USP) at the Minlaton Bowling Club. Information Memorandum & Inspection by appointment with Exclusive selling agents only. Troy Goldsworthy - 0488 128 801 RLA 102485\*approximately