

Sold

## 'The Block' Section 181 Smart Road, Belalie North



### 'The Block'

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this manageable sized parcel known as 'The Block' to the marketplace.

The Block is located 9 kilometres\* northeast of Jamestown in the Mid North of South Australia. This premium parcel of land is highly productive with the soils predominantly comprising healthy red/brown loams in a reliable farming district. The property is well suited to continuous cropping and hay production. This property offers the astute buyer a quality rural holding and would make for an excellent add on to an existing farming operation or investment.

- Total land size 183 acres/74 hectares\*
- Fully arable\*
- Productive red/brown loams
- Total average annual rainfall 450mm/18"\*
- SA Water mains connected

### Method of Sale

Expressions of Interest Due 12pm 23rd October 2024

📏 74.00ha

**Price** SOLD for \$1,145,000

**Property Type** Residential

**Property ID** 10030

**Land Area** 74.00 ha

### Agent Details

James Wardle - 0407 362 105

### Office Details

Crystal Brook

50 Bowman Street Crystal Brook, SA,

5523 Australia

08 8636 2351



## **Sale Details**

Settlement – 1st March 2025

Deposit – 5% of the purchase price

Early Access will be provided for spraying and tillage to the successful purchaser.

Council Rates 2024/25 - \$TBA

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.