

Sold



## 'Ghost Gully' Section 177 Ghost Gully Road, Koolunga



### 'Ghost Gully'

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this quality cropping property known as 'Ghost Gully' to the marketplace.

'Ghost Gully' is located between Koolunga and Gulnare being 6 kilometres\* northeast of Koolunga 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 has been farmed using modern farming techniques with a 3–4-year rotation and 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 261 acres/105.6 hectares\*
- 249 acres arable\*
- Productive red/brown loams
- Total average annual rainfall 425mm/17\*

### Method of Sale

Expressions of Interest Due 12pm Wednesday 30th October 2024

📏 261.00ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	10031
<b>Land Area</b>	261.00 ac

### 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 – 17th January 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

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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.