








## "MANNIONS" (KITTOE'S)

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

Mannions - Kittoe's is located 2.5 kilometres* northwest of Pekina in the Mid North of South Australia. This premium parcel of land is highly productive with the soils predominantly comprising healthy reddish 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 578 acres/233.9 hectares* (370 acres arable*)
- Productive soils predominantly comprising healthy reddish brown loams rising to the east.
- Generally well fenced into 4 main paddocks and a holding yard with portion refenced in the last 3 years
- Improved with 40' x 20' open front shed, steel sheep yards and atco hut
- Total average annual rainfall 400mm*

578.00ac

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|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 10035 |
| **Land Area** | 578.00 ac |

### Agent Details

Martin Stringer - 0417 897 159
James Wardle - 0407 362 105

### Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA, 5523 Australia
08 8636 2351

WARDLE Co. Real Estate

- Watered via solar bore (approx 18' Deep)
- Well suited for growing cereals, legumes, hay crops and pastures.
- This property would make for an excellent investment or add on to an existing farming operation looking to expand.

Settlement: 3rd of February 2025

5% Deposit

CT 5327/74

Council rates 2024/2025 $2,175.10

RLA228106

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