







FOR SALE BY EXPRESSION OF INTEREST

407.00ac

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer these manageable sized parcels as a whole or 3 separate contingent Lots known as 'Smith's' to the marketplace on behalf of K & H Vonow.

"Smith's" is located 8 kilometres* north of Crystal Brook in the Mid North of South Australia.

This property is fenced into 3 main paddocks located on the east and west side of Augusta Highway with access from Milcowie Road, Hatters Road and Augusta Highway. The land comprises a red brown loam soils with gentle undulation and is well suited to continuous cropping.

Offered as a Whole or 3 separate lots.

- Total land size 407acres/164.76 hectares* (377 acres arable*)
- Generally well fenced into 3 main paddocks.
- Watered via mains (3 Meters)
- Well suited for growing cereals, legumes, hay crops and pastures.
- This property would make for an excellent investment or add on to an

Price	SOLD
Property Type	Residential
Property ID	11017
Land Area	407.00 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

existing farming operation looking to expand.
- Summer weeds will be sprayed out before settlement date

Lot 1

202.66 acres/82.05 hectares (201acres arable), mains water, fenced into 1 paddock, CT 5134/553 Allotment 78, Subject to the Easement over the land marked B to the Electricity Trust of South Australia (T 2111112)

Council Rates $3,949.05 2024/25 (includes Lot 2)

Lot 2

88.7 acres/35.91 hectares (72 acres arable), mains water, fenced into 1 paddock, CT 5134/554 Allotment 79, Subject to the Easement over the land marked B & C to the Electricity Trust of South Australia (T 2111112 and VM 6955523 Respectively)

Council rates $3,949.05 2024/25 (includes Lot 1)

Lot 3

115.64 acres/46.8 hectares (104 acres arable), mains water, fenced into 1 paddock, CT 5094/501 Allotments 6,7,8 & 9 and CT 5443/923 Allotment 2, Subject to the Easement over the land Marked A to the Minister of Public Infrastructure (VM 7326631) and Subject to the Easement over the land marked C & B to the Electricity Trust of South Australia (T 2145553 and VM 7326631 Respectively)

Council rates $895.75 2024/25

All located in the Hundred of Napperby

Offered for sale by Expression of interest

Due 12.00 pm 11th of December 2024

Settlement 3rd of March 2025

10% Deposit

Att: Martin Stringer

"Smith's"

Wardleco Real Estate, 50 Bowman Street, Crystal Brook

Martin Stringer 0417897159, James Wardle 0407362105

Information Memorandum available upon request

Neither the highest nor any tender necessarily accepted

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.