



**'Lucerne Park' Booborowie Rd, Booborowie**



## 'Lucerne Park'

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this productive property for sale known as 'Lucerne Park'.

'Lucerne Park' is located 5 kilometres\* north of Booborowie in the states Mid North. A manageable sized parcel of land improved with a 2-bedroom homestead as well as a 3-stand searing shed, implement sheds and hay sheds. This property would make for an excellent add on parcel or a manageable start up for those looking to establish themselves in the reliable Booborowie farming district.

The underground water is a major feature of the property having previously been utilised for irrigating the lucerne.

- Total land size 265acres/107.3ha\* (244 acres arable\*)
- The land is predominantly open flats of fertile red clay loam soil
- Total annual average rainfall 425 - 450mm\*
- 2 Bedroom stone home
- Well improved with shedding, fencing and water infrastructure
- Mains water connected with Bore including existing irrigation infrastructure

 2  1  4  265.00ac

<b>Price</b>	\$1,600,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11020
<b>Land Area</b>	265.00 ac

### Agent Details

Angus Barnden - 0427 662 812  
James Wardle - 0407 362 105

### Office Details

Jamestown  
70 Ayr St Jamestown, SA, 5491  
Australia  
08 8664 1599



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Information Memorandum available upon request

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

\*Denotes Approximate

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.