







'Koolunga'

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer these manageable sized parcels of land as a whole or 2 separate contingent Lots to the marketplace.
This property is located 6 kilometres* southeast of Koolunga in the Mid North of South Australia.

'Koolunga' is fenced into 6 main paddocks located along Collinsfield Road and Barkulla Road. The property has fertile brown loam soils of a flat easy working nature.

Offered as a Whole or 2 separate lots.

- Total land size 665.8 acres/269.5 hectares* (660 acres arable*)
- 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 existing farming operation looking to expand.
- Early Access will be provided for spraying to the successful purchaser post-harvest.

665.80ac

Price	SOLD
Property Type	Residential
Property ID	11043
Land Area	665.80 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

Lot 1

305.8 acres|123.8 hectares* (mostly arable*), two water meters, fenced into 3 paddock, CT 5462/741, Sections 31,30 & 19

Council Rates $2,469.30* 2024/25

Lot 2

360 acres|145.7 hectares* (354 acres arable*), one water meter, fenced into 3 paddock, CT 5542/954, Sections 17 & 6, CT 5731/16, Section 5

Council rates $2,080.45 2024/25

All located in the Hundred of Koolunga

Offered For Sale by Expression of Interest

Due 12pm Thursday 12th December 2024

Settlement: 1st of April 2025

5% Deposit

Attn: Martin Stringer

"Koolunga"

Wardle Co Real Estate, 50 Bowman Street, Crystal Brook

Martin Stringer 0417 897 159

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.