

Sold



Lot 318 & 319 Ferguson Rd, Weetulta



****SOLD AT AUCTION****

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It is with great pleasure that Wardle Co has been favoured as the sole agents to offer this extremely reliable broadacre cropping block of land known as "Phillips" to the marketplace.

'Phillips' is located 7km* Northwest of Weetulta in the renowned farming district of the Yorke Peninsula. The land is farmed as 2 paddocks and is to be sold as a whole.

Total Land Size - 169.97 Ha / 420 Acres* with 3.2 Ha / 8 Acres* of Scrub

- Deep sandy loam soil that is slightly undulating
- Easy worked parcel with strong fertiliser history
- Average annual rainfall 355-381mm*
- Dirt road frontage along Ferguson Rd, Rocky Bend Rd & Tea Tree Glen Rd with 4 access points
- 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.

📏 169.97ha

Price SOLD for \$4,215,000
Property Type Residential
Property ID 11101
Land Area 169.97 ha

Agent Details

Brenton Brind - 0408 955 182

Office Details

Kadina
6A Graves St Kadina, SA, 5554
Australia
(08) 8821 3666



Phillips House

- 105.22 Ha / 260 Acres with 3.2 Ha / 8 acres* of scrub
- Serviced by 1 water meter
- CT - 5545/715 Allotment 319, Hundred of Tiparra

The Point

- 64.75 Ha / 160 Acres* all arable
- Serviced by 1 water meter
- CT - 5545/714 Allotment 318, Hundred of Tiparra

Council Rates 24/25 - \$4,336.31 per annum

Drone Footage Available by clicking the below links:

<https://youtu.be/0rp1NgZtPf0>

<https://youtu.be/onJ5NEsGSg8>

Information Memorandum available

Inspections by appointment only

For Sale by Online Auction

To be sold as a whole

Auction: Thursday 12th December 2024 at 11am

Settlement: Friday 31st January 2025

Terms: 10% deposit as fall of hammer

Register to bid at www.openn.com.au

*Denotes approximate

RLA228106

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