

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.

 169.97 ha

**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](http://www.openn.com.au)**

\*Denotes approximate

RLA228106

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