







'The Gums'

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this highly productive mixed farming property for sale known as 'The Gums'.

'The Gums' is located within the tightly held area of the lower Yorke Peninsula. The property is located only 5 kilometres* west of Yorketown and has excellent access via the St Vincent Highway being a bitumen sealed road and Kangaroo flat road which is an unsealed all-weather road.

This property is a highly productive mixed farming parcel and would make for an excellent add on parcel or stand alone property on the lower Yorke Peninsula. The property is well fenced with laneways for efficient stock movement across the property. The land generally comprising brown and grey loam soils over limestone well suited to continuous cropping.

- Total land size – 639.9 acres | 259ha*
- Arable land – 553 acres | 224ha*
- Total average annual rainfall of 400mm*
- Excellent water supply via 2 solar wells, Mains & 330,000* rainwater storage
- Return verandah villa stone home with 4 bedrooms
- 3.6kw solar system on the home & 6kw solar system on the shearing

259.00ha

Price	SOLD
Property Type	Residential
Property ID	11106
Land Area	259.00 ha

Agent Details

Tony Clark - 0427 363 161
James Wardle - 0407 362 105

Office Details

Maitland
0888363161

shed

- 2 stand shearing shed with yards
- Workshop/storage shed, double garage + single carport
- Implement shed 12m x 6m x 5m*

For Sale by Expressions of Interest

Due 12pm Monday 16th December 2024

Sale Details

Settlement – 28th February 2025

Deposit – 10% of the purchase price

Tony Clark

Information Memorandum available upon request

Early Access will be provided for spraying 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.