

Sold



1760 Gladstone-Appila Rd, Caltowie West



## Idyllic 311 Acre Rural Hobby Farm – Space, Comfort & Potential

Escape to the peace and productivity of country living with this impressive 311 acre\* rural hobby farm, a rare opportunity to secure a well-established property offering space, comfort, and excellent agricultural infrastructure.

Perfectly suited to those beginning their farming journey or seasoned operators seeking to expand, this versatile property is thoughtfully set up for mixed farming, grazing, or lifestyle pursuits.

### Land & Farming Infrastructure

Spread across 311 acres\* of gently undulating terrain, the property is divided into multiple well-fenced paddocks, serviced by reliable water infrastructure. The soils are predominantly red-clay loam, known for its productivity, and have been used effectively for hay production, pasture, and grazing.

Two well-established “Old Man Saltbush” plantations totaling approx. 17.5 acres\* provide additional fodder reserves ideal for sheep or cattle during drier months or lambing down.

### Homestead Comforts

The charming homestead offers four spacious bedrooms, one bathroom, and a warm, country-style kitchen/meals/living area. Creature comforts include split system air conditioning and a slow combustion wood heater, ensuring

🛏 4 🏠 1 🚗 2 📄 311.00ac

**Price** SOLD for \$800,000

**Property Type** Residential

**Property ID** 11507

**Land Area** 311.00 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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year-round comfort.

- **Master Bedroom:** Generous in size with carpet flooring
- **Bedrooms 2 & 3:** Carpeted and comfortable
- **Bedroom 4:** Polished pine floorboards adding character
- **Living Areas:** Feature character cornices and ceiling roses
- **Bathroom:** Includes bath, shower, vanity, and separate toilet
- **Laundry:** Large, tiled space with scope for additional storage

Enjoy established gardens from the comfort of the patio ideal for morning coffee or evening sunsets.

#### Shedding & Improvements

- 2-stand shearing shed (capacity for approx. 150 sheep)
- Powered workshop with concrete floor
- Upgraded hay shed with concrete floor
- Various implement sheds and vehicle carports
- Original chook yards with scope for veggie patches, aviaries, or kennels

#### A Property Full of Possibility

Whether you're after a productive lifestyle block, a grazing outpost, or a scenic rural retreat, this 311 acre\* hobby farm delivers on every level. With solid fencing, quality water systems, and a homely residence, it's ready for you to move in and make it your own.

Land Size: 311 Acres\*

Zoned: Rural

LGA: Northern Areas Council

Council Rates: TBC

CT5187/242 & 5195/208

\* Denotes approximate

\*\* Some pictures used are for marketing purposes from previous years\*\*

RLA228106

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