







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

4 1 2 311.00ac

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

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

WARDLE Co. Real Estate

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

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.