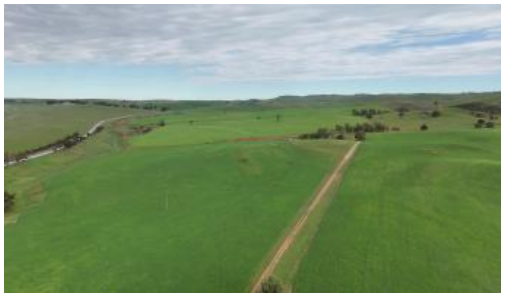


'Broughton Valley' 1059 Euromina Road, Broughton River Valley







## 'Broughton Valley'

Wardle Co Real Estate are pleased to offer the property known as 'Broughton Valley' to the marketplace For Sale.
This outstanding rural parcel is located 4.5 kilometres southwest of Spalding and 34 kilometres north of Clare in the state's Mid North. The property comprises a reliable mixed farming property with rolling hills, excellent water supply and is of a scale that will attract interest from outside of its locality.

- Total Land size 1,168 acres | 472.9ha*
- 345 acres* of fertile arable land
- Reliable 400mm* annual average rainfall
- Excellent water supply via the submersible bore with monitoring system
- A large portion of the property has been refenced in the past 10 years
- The Broughton River runs through the property
- Improved with Magnus steel sheep yards with loading ramp.
- Currently runs 800 ewes with lambs at foot through winter and spring annually

This is a premium farming asset which would complement an existing farming enterprise or investment portfolio.

Please contact selling agent James Wardle 0407 362 105 to book an inspection and for a copy of the detailed Information Memorandum.

472.90ha

| | |
|---|---|
| **Price** | $2.9m |
| **Property Type** | Residential |
| **Property ID** | 11774 |
| **Land Area** | 472.90 ha |

### Agent Details

James Wardle - 0407 362 105

### Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA, 5523 Australia
08 8636 2351

*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.