

'Crystal Valley' Talbots Road, Crystal Brook







## 'Crystal Valley'

Positioned on the northern outskirts of the highly regarded Crystal Brook farming district, Crystal Valley presents an exceptional opportunity to secure a premium parcel of rural land in South Australia's Mid North.

Comprising approximately 730 acres (295.7ha*) in total, this versatile holding offers a productive mix of high-quality arable cropping land combined with reliable hills grazing. Located in a consistent 400mm* average rainfall area, this property is ideally suited for mixed farming and would make an excellent addition to an existing enterprise or a sound investment opportunity.

Outstanding mixed farming opportunity – Offered as a Whole or in two contingent Lots

**Total land area: 730 acres | 295.7ha*** (**500 acres arable***)

**Lot 1 – 'Talbots'**

- Total 220 acres | 89.4ha*
- 215 acres arable*

**Lot 2 – 'Vics'**

- Total 509 acres | 206.3ha*
- 285 acres arable*

730.00ac

| | |
|---|---|
| **Price** | $3.2m |
| **Property Type** | Residential |
| **Property ID** | 11872 |
| **Land Area** | 730.00 ac |

### Agent Details

James Wardle - 0407 362 105

### Office Details

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

**Connected to SA Mains Water** (to both Lots)

**Excellent fencing with a large portion of the property has been refenced in the past 10 years**

Reliable farming country with gently undulating terrain and strong agronomic credentials

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.

*Denotes Approximate.

RLA228106

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