



258 Pycroft Rd, Orroroo



Productive Farming Opportunity

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this quality grazing property to the marketplace.

The property is located 5 kilometres* northeast of Orroroo in the state's upper north. The property is generally flat and offers a sound opportunity for investment or expansion of existing operations.

The property is improved with a two-stand shearing shed with yards, implement shed and hay shed as well as an old homestead in need of repair.

- Total land size 390 acres |157.8 ha
- Average annual rainfall 275–300mm*
- Fenced into 3 main paddocks
- Watered via a submersible bore and 2 dams

Pastures consist of a mix of native shrubs and grasses including bindii, spear grass, blue bush and cottonbush complemented by winter perennials and clovers

A good size startup or add on block for those looking to increase stock numbers on sound grazing country.

Particulars of the Perpetual Lease:

📏 390.00ac

Price \$260,000 - \$280,000

Property Type Residential

Property ID 12079

Land Area 390.00 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



CL6206/127 (Sections 408 & 449 of Walloway)
366 & 448 of Walloway)

CL6213/39 (Sections

CL6206/128 (Section 493 of Walloway)
354 & 365 of Walloway)

CL6213/40 (Sections

CL6211/893 (Sections 409 & 447 of Walloway)
367 & 450 of Walloway)

CL6213/38 (Sections

Inspections by Appointment

Angus Barnden 0427 662 812

James Wardle 0407 362 105

RLA228106

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