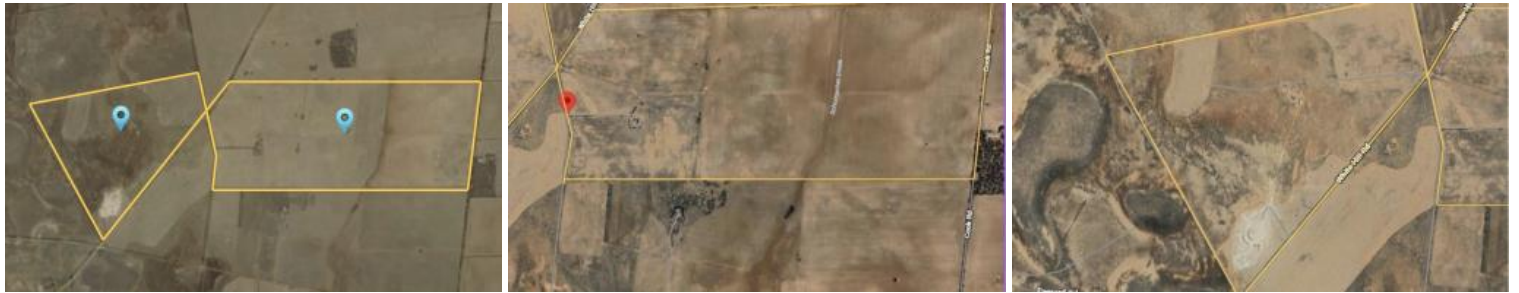




29 Acacia Road, Everard Central



## Dual Income Mid North Farming Opportunity on 386 Hectares

The Property presents a substantial and highly versatile rural holding in the tightly held farming district of Everard Central. Comprising approximately 386 hectares (955 acres)\* in total, including 291 hectares (719 acres)\* of arable land, this well-established property offers scale, productivity and flexibility for mixed farming enterprises in South Australia's reliable Mid North region.

The standout feature of this property is its existing Dual income Capacity. The gypsum pit located on the property, currently leased to a commercial company, with the vendor retaining a percental of all sales. Adding further value is a three-bedroom, one-bathroom transportable home, currently leased to contract farm workers, which provides a second stream of income.

Positioned between Clare and Port Wakefield, the property benefits from excellent access with three separate road frontages to Acacia/O'Connell Rd, White Hill Rd & Cook Rd, providing convenient entry points for livestock management, machinery movement and farm operations.

The country consists predominantly of loamy soils, well suited to cropping and productive grazing. Currently utilised for both cropping and sheep grazing, the property is fenced into five paddocks with quality fencing, complemented by established treelined fence lines that provide shelter and boundary definition.

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<b>Price</b>	\$1,690,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12166
<b>Land Area</b>	386.00 ha

### Agent Details

Graeme Nield - 0428 848 915

### Office Details

Clare  
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Reliable mains water is connected throughout the property with troughs, ensuring dependable stock water supply across the paddocks. With an average annual rainfall of approximately 320mm\*, the district is well regarded for its consistent agricultural output.

The property represents an outstanding opportunity for expansion of an existing operation or as a large-scale standalone holding in the productive Mid North farming region.

- 386 Ha / 955 acres\* total area
- 291 Ha / 719 acres\* of arable farming land with loamy soils
- Fenced into 5 paddocks with quality sheep fencing
- Mains water connected with troughs throughout
- Currently utilised for cropping and sheep grazing
- Treelined fence lines providing shelter and boundary definition
- 3 road access points to Acacia/O'Connell Rd, White Hill Rd & Cook Rd
- Leased Gypsum pit located on the property
- 3 bedroom, 1 bathroom transportable home currently leased for secondary income
- Approximately 320mm\* annual rainfall
- Located between Clare and Port Wakefield in the Mid North of South Australia

\*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.