

Heritage Hill Eustice Road, Maggea







Heritage Hill Farms

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464 & 124 Eustice Road, Maggea SA 5311
8,744 Acres | 3,539.7 Hectares*

Heritage Hill Farms presents an outstanding opportunity to acquire a well-managed and productive mixed farming enterprise in the Maggea district. The property is offered as a whole or as three contingent allotments.

Comprising gently undulating sandy loam soils over clay, the property is well suited to broadacre cereal production, hay production and livestock grazing. The holding currently supports 6,250 acres of cropping*, with a carrying capacity of approximately 1.5 DSE per acre* and has supported up to 300 head of cattle*.

Native grasses, medic and areas of natural scrub provide valuable shelter and additional grazing opportunities. The property receives an average annual rainfall of approximately 10 inches 250mm*.

The current cropping program follows an established two-year cereal and pasture rotation.

3,539.70ha

Price	From $999,000, 3 Allotments Available
Property Type	Residential
Property ID	12500
Land Area	3,539.70 ha

Agent Details

Graeme Nield - 0428 848 915
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Office Details

Clare
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Lot1

Section 67 - 464 Eustice Road, Maggea

5,287 Acres | 2,140 Hectares*
$1,920,000

Set across three substantial paddocks, lot 1 features productive sandy loam soils with sandy rises, comprising approximately 3,100 arable acres*, together with a further 1,400 acres protected under the South Australian Heritage Agreement*.

Key features include:

- Spacious four-bedroom, one-bathroom homestead with kitchen/dining and separate lounge
- Solar power system with backup generator
- Cattle yards
- Implement sheds totalling 60ft x 30ft* and 70ft x 100ft*, one with power and concrete floors
- Fuel storage tank
- One large grain silo and five smaller grain silos
- Two bores
- 45,000 gallons* of rainwater storage

Lot 2

Allotment 2 - 124 Eustice Road, Maggea

1,725 Acres | 698.4 Hectares*
$1,050,000

Lot 2 offers an excellent mixed farming opportunity with approximately 1,550 arable acres* contained across two large paddocks.

Key features include:

- Featuring an original character two-bedroom, one-bathroom cottage,
- Communication tower returning approximately $4,000 per annum*
- 1,550 arable acres* sandy loam soils.
- Two large paddocks
- Cyclone and plain-wire boundary fencing
- Bore water supply
- Shearing shed
- Sundry farm shed

Lot 3

Section 37 - 124 Eustice Road, Maggea

1,732 Acres | 701.3 Hectares*
$999,000

Comprising 1,600 arable acres*, Lot 3 is a productive farming allotment operating under a well-established two-year cereal and pasture rotation.

With excellent machinery access directly from Eustice Road, the allotment is ideally suited to broadacre cropping operations and provides a straightforward addition to an existing farming enterprise or a standalone cropping opportunity.

Heritage Hill Farms offers flexibility rarely found in this scale of holding, with the opportunity to secure the entire enterprise or acquire individual allotments to suit your farming requirements.

For further information or to obtain the full Information Memorandum, please contact Graeme Nield.

*Denotes Approximate

RLA228106

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