



Heritage Hill Eustice Road, Maggea



Heritage Hill Farms

Heritage Hill - 464 & 124 Eustice Rd Maggea SA 5311 – 3,539.7 H.A. or 8,746.6 Acres

Offered as a whole, or in three contingent lots, Heritage Hill is a well-managed and productive mixed farming enterprise featuring gently undulating sandy loam soils over clay. The property is ideally suited to cereal production, hay, and livestock grazing.

Currently cropping approximately 6,000* acres of arable land, the property carries around 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 belts and excellent grazing opportunities. Average annual rainfall is approximately 10 inch* /250 mm* per year. The current cropping program operates on a two-year cereal and pasture rotation consisting of : 10% rye, 30% Barley & 60% wheat.

1. Section 67 – 464 Eustice Rd Maggea, 2140 H.A / 5,285 Acres, \$1,920,000

Set across three large paddocks, this substantial holding includes approximately 3,200* arable acres, together with around 1,400 acres protected under the South Australian Heritage Agreement.

- Spacious four -bedroom, one-bathroom homestead with kitchen/dine and

3,539.70ha

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

Agent Details

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WARDLE

separate lounge

- Solar power system with backup generator
- Cattle yards
- One powered shed with concrete floors (60 Ft x 30 Ft* & 70 Ft x 100 Ft*)
- Fuel storage tank
- One large grain silo and five smaller grain silos
- Two bores
- Approximately 45,000* gallons of rainwater storage

2. Allotment 2 - 124 Eustice Rd Maggea, 698.4 Ha / 1,725 Acres, \$1050,000

Featuring an original character cottage comprising two bedrooms and one bathroom, this holding offers an excellent opportunity for mixed farming. With approximately 1,600* arable acres, across two large Paddocks

- A communication tower which returns a \$4,000* per year income
- 1,600* arable acres
- Two large paddocks
- Cyclone and plain wire boundary fencing
- Bore water supply
- Shearing shed
- Sundry farm shed

3. Section 37 - 124 Eustice Rd Maggea, 701 H.A / \$1,732 Acres, \$999,000

Comprising approximately 1,600* arable acres, this productive farming allotment operates on a well-established two-year cereal and pasture rotation. Excellent machinery access directly from Eustice Road, making it well suited to broadacre cropping operations.

For further information or for full Information Memorandum please contact Graeme Nield.

*Denotes Approximate

RLA228106

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