







Quality Mid North Mixed Farming on the Broughton

4 1 1 1,260.00ac

Wardle Co Rural is pleased to present **'**Riverleigh' to the market For Sale by Expressions of Interest.

Representing an excellent opportunity to secure a productive and well-balanced mixed farming holding in South Australia's highly regarded Mid North, 'Riverleigh' (King Pedler's Farm) is conveniently located 8 kilometres* east of Koolunga on the River Broughton, 6 kilometres* south-west of Yacka and 12 kilometres* north of Brinkworth.

Comprising approximately 1,260 acres | 509 hectares*, including approximately 854 arable acres*, the property offers an appealing combination of productive cropping country, grazing land, established improvements and reliable water infrastructure.

The farming land features a strong mix of fertile arable soils suited to cereal, pulse and pasture production, complemented by separately fenced hills grazing country with frontage to the Broughton River. With average annual rainfall of 400mm*, 'Riverleigh' has been operated generally under an established three-year cropping rotation, providing a sound agronomic base for ongoing mixed farming production.

Improvements include a character four-bedroom stone homestead, together

Price	For Sale by Expression Of Interest
Property Type	Residential
Property ID	12557
Land Area	1,260.00 ac

Agent Details

James Wardle - 0407 362 105

Office Details

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

with practical farm infrastructure comprising a two-stand shearing shed and yards, implement shedding and associated farm improvements.

The combination of productive arable country and grazing land provides flexibility across both cropping and livestock enterprises, while SA Mains Water and Broughton River frontage further enhance the property's appeal as a genuine mixed farming operation.

'Riverleigh' is being offered as a whole or in four contingent Lots, providing prospective purchasers with the flexibility to acquire the entire holding or individual parcels to complement an existing farming enterprise.

Offered as a Whole or 4 Contingent Lots

Lot 1 - Total Area: 515 acres | 208 hectares* [225 acres arable*] - Under Contract

Lot 2 - Total Area: 492 acres | 199 hectares* [463 acres arable*] - Under Contract

Lot 3 - Total Area: 129 acres | 52 hectares* [97 acres arable*] - Under Contract

Lot 4 - Total Area: 124 acres | 50 hectares* [69 acres arable*]

Property Highlights

- 1,260 acres | 509 hectares*
- 854 arable acres*
- Productive and versatile Mid North mixed farming property
- Fertile arable soils suited to a range of cropping and pasture rotations
- Separately fenced hills grazing country
- Established three-year cropping rotation
- Average annual rainfall of approximately 400mm*
- SA Mains Water connected
- Broughton River frontage
- Character four-bedroom stone homestead
- Two-stand shearing shed and sheep yards
- Implement and farm shedding
- Offered as a whole or in four contingent Lots

Agent's Comments

"Riverleigh' presents as a genuine mixed farming opportunity in a well-established and tightly held section of the Mid North.

What stands out is the balance of the property. With more than 800 arable acres complemented by separately fenced grazing country, the incoming purchaser has the flexibility to continue with a mixed cropping and livestock enterprise or adapt the farming program to suit their own operation.

The property has been well managed with modern farming practices, while the combination of productive soils, SA Mains Water, Broughton River frontage and established farm improvements provides an excellent foundation for the

next owner.

The ability to purchase ‘Riverleigh’ as a whole or across four contingent Lots should create interest from a broad range of buyers - from farming families looking to secure a substantial standalone holding through to established operators seeking strategic expansion in the district.

Opportunities to acquire a property of this scale, versatility and location in the Mid North deserve serious consideration.”

Sale Details

For Sale by Expressions of Interest

The Information Memorandum is currently being prepared. **Register your interest today.**

For further information or to arrange an inspection, contact:

James Wardle
Wardle Co Rural
0407 362 105

*Denotes Approximate

RLA228106

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