







Productive Cropping Property with Excellent Accessibility

Wardle Co Rural is proud to have been favoured as the sole agents to present 'Illamatta' to the marketplace.

Ideally located in the Burnsfield district between Snowtown and Redhill, 'Illamatta' represents an excellent opportunity to secure a productive and well-improved cropping property in a proven Mid North farming region.

Comprising approximately 785 acres | 318 hectares* with 700 acres arable*, the property features productive rising sandy loam soils well suited to broadacre cropping. 'Illamatta' benefits from excellent accessibility with three road frontages and is conveniently positioned just 2 kilometres* from the National Highway and 15 kilometres* north of Snowtown.

The property presents an excellent opportunity for local farming enterprises seeking additional scale, investors, start-up farmers looking to establish their own operation, or purchasers seeking to enter the district.

Property Highlights

- Total land size: 785 acres | 318 hectares*
- 700 acres arable*
- Productive rising sandy loam soils

3 1 785.00ac

Price	$2,500,000 - $2,700,000
Property Type	Residential
Property ID	12603
Land Area	785.00 ac

Agent Details

James Wardle - 0407 362 105

Office Details

Crystal Brook
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- Improved with a four-bedroom homestead
- Workshop, two implement sheds, two-stand shearing shed with yards
- Average annual rainfall of 375mm | 15 inches*
- Excellent access via three road frontages
- Conveniently located 2 kilometres* from the National Highway
- Mains water connected
- Excellent add-on opportunity for an existing farming enterprise

Agent's Comments

'Illamatta' is a highly productive cropping property offering an attractive combination of quality sandy loam soils, scale, improvements and accessibility. The gently rising nature of the country and strong arable component provide an excellent foundation for continued cropping production.

'Illamatta' should appeal to established farming businesses looking to expand their existing operation, as well as purchasers seeking a productive and well-positioned rural investment.

For Sale

$2,500,000 - $2,700,000

Information Memorandum available upon request.

For further information, please contact:

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RLA228106

*Denotes approximate

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