

Under Contract



### \* Mundoora Boundary Rd, Mundoora



Significant opportunity to purchase at scale on the Yorke Peninsula.

'Winens' Mundoora

The property is being offered for sale as a whole or 4 contingent Lots and is located 2 kilometres south of Mundoora approximately 10 kilometres east of Port Broughton on the northern Yorke Peninsula.

- Total land size 966.8 acres/391.45 hectares\* (946 arable acres\*)
- Lot 1 – Bamptons (470 arable acres\*) Total land size 470.7 acres/190.6ha\*
- Lot 2 – Herdies (295 arable acres\*) Total land size 303.8 acres/123ha\*
- Lot 3 – 509 (140 arable acres\*) Total land size 150.3 acres/60.85ha\*
- Lot 4 – Mannies (41 arable acres\*) Total land size 42 acres/17ha\*
- Total average annual rainfall 325mm/13'\*

The land predominantly comprises sandy loam soils and is generally flat with some gentle rising ground. This property offers many opportunities, and each Lot would make for an excellent add on to an existing farming operation or investment.

Established sheep feed lot located on Lot 2-Herdies with 8 fenced pens being approx 1 acre each, all watered. Sheep yards and ramp.

For Sale by AUCTION

Date – 3pm Friday 24th September 2021

Venue – Mundoora Town Hall

Information Memorandum available upon request

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | AUCTION     |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 4181        |
| <b>Land Area</b>     | 966.80 ac   |

#### Auction

Friday 24 September, 3:00 PM

#### Agent Details

Martin Stringer - 0417 897 159

James Wardle - 0407 362 105

#### Office Details

Crystal Brook

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