



**14743 Augusta Hwy, Baroota**



### Irrigation in the Mid North

'Baroota Lucerne' is located approximately 30 kilometres north of Port Pirie and 50 kilometres south of Port Augusta.

Motivated vendor wanting to sell and retire.

- Total land size 108 acres/44 hectares\*
- Improved with a 30 acre centre pivot currently used in 10 acre thirds for lucerne and oaten hay crops
- 4 acres\* of fixed above ground solid set irrigation
- The balance of the land is mix of arable land and scrub ideal for stock shelter
- 2 equipped submersible bores (2,500ppm at 6,000gph) & (4,500ppm at 6,500gph)
- Total average annual rainfall 300mm/12'\*
- Improved with a 2 bedroom transportable home, Implement & Hay sheds and cattle & sheep yards
- Irrigation and hay making plant included
- Currently producing 4,000 small square Lucerne bales and 150 oaten rounds per annum.

Located on the Highway and would suit as a spelling block, feed lot, value adding and hay production

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	\$495,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4194
<b>Land Area</b>	44.04 ha

### Agent Details

James Wardle - 0407 362 105

### Office Details

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



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