







'Simowie'

4 1 1,792.00ac

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this highly productive cropping property known as 'Simowie' to the marketplace.

'Simowie' is a significant offering in the reliable and tightly held area of Canowie Belt. Rarely does an opportunity to purchase a farm of this quality and size present itself to the marketplace. The property is located 11 kilometres* east of Jamestown on the north-western corner of the Jamestown-Whyte Yarcowie Road and Old Reservoir Road in the Mid North of South Australia.

The land predominantly comprises healthy brown loamy soils well suited to continuous cropping. The property is extremely well improved with significant shedding and rubble lanes as well as a 4-bedroom homestead.

The shedding includes a workshop, 2 x machinery sheds, 2 x hay sheds, grain shed & a 4-stand shearing shed with steel yards & cattle yards. The homestead provides a 4-bedroom dwelling with neat kitchen, bathroom and has a large outdoor entertaining area and would respond well to renovation.

This farm offers the opportunity to purchase a standalone farm as a whole or valuable add-on parcels to build scale to an existing farming enterprise.

Price	SOLD
Property Type	Residential
Property ID	8668
Land Area	1,792.00 ac

Agent Details

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Office Details

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WARDLE Co. Real Estate

The property is being offered for sale as a whole or in 3 contingent Lots.

Whole – 725.7ha/1,792acres (1,722 acres arable)

Lot 1 - 194.2ha/479acres (460 acres arable) With significant shedding infrastructure and a 4-bedroom home and bore.

Lot 2 - 380.6ha/940acres (926 acres arable*) Reliable hills cropping land.

Lot 3 - 150.9ha/373acres (336 acres arable*) Reliable hills cropping land.

- Reliable 500mm* annual average rainfall
- Flexibility of 8 certificates of Title
- Excellent water supply via 2 quality bores
- Well fenced into 15 main paddocks
- Improved with significant shedding infrastructure as well as a 4-bedroom homestead.
- 4-stand shearing shed with steel yards and cattle yards and ramp.

For Sale by AUCTION

3pm Friday 28th October 2022

Jamestown Football Club

Settlement: 1st March 2023

Deposit: 5% of the purchase price

Early Access will be provided for spraying and tillage to the successful purchaser post-harvest.

Detailed information memorandum available upon request.

* Denotes approximate

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.