

Sold



638 Earle Rd, Sunnybrae



## Sizeable mixed farming opportunity

'Earl Brae'

This mixed farming property is located only 6km south of Peterborough in the upper north and presents as an outstanding mixed farming opportunity. The property is generally well fenced with large sections of the boundary fences having been recently renewed on both Lots.

The property has been utilised as a sheep breeding enterprise with the current proprietors having consistently run 1,000 Merino ewes year-round with no supplement feeding required in normal seasonal conditions.

Water to the property is supplied via 3 bores with 2 bores supplying the header tank on lot 1 which reticulates to troughs in each paddock on Lot 1 and the other windmill is located on Lot 2 which supplies troughs located on each side of the Terowie Road.

The land is well suited for grazing livestock and presents a significant arable area to sow winter crops and pastures.

**Whole** 1,226 hectares / 3,029 acres\* (2,550 acres arable)\*

**Lot 1 'Earls'** - 661.6 hectares / 1,635 acres\* (1,220 acres arable)\*

**Lot 2 'Sambells'** - 565 hectares / 1,395 acres\* (1,330 acres arable)\*

📏 3,029.70ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8703
<b>Land Area</b>	3,029.70 ac

### Agent Details

James Wardle - 0407 362 105

### Office Details

Jamestown  
70 Ayr St Jamestown, SA, 5491  
Australia  
08 8664 1599



Average annual rainfall 325mm\*

Reddish brown loam soils

Improved with basic steel cattle/sheep yards with ramp

The property has been recently destocked for the new owner to utilise the pasture and the standing Barley crop (105 acres)\* on Lot 1 is included in the sale.

Expressions of Interest due 3pm 19th October 2022

Proposed Settlement 30th November 2022

Deposit – 5%

The successful purchaser will have cropping and grazing rights to the property upon the contract becoming unconditional and the deposit being paid.

Information Memorandum available upon request

Council Rates 22/23 - TBA

LGA – Peterborough

\*Denotes Approximate

RLA228106

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