

Sold



## Sections 253N & 253S Smith Road, Yorke Valley



### Productive Yorke Valley cropping land – For Sale

#### 'Paradean South'

A rare opportunity presented to the open market to purchase a productive farming parcel in the tightly held and well renowned farming district known as the Yorke Valley in the heart of the Yorke Peninsula. 'Paradean South' is located 10 kilometres south of Maitland with excellent access to local grain terminals. The property is being offered as a whole or 2 contingent Lots.

- Total land size 256.8ha/634.3acres\*
- Arable land 255.3ha/630acres\*
- Lot 1 – 95.71ha/236acres (234 acres arable\*)
- Lot 2 – 161.1ha/397.9acres (396 acres arable\*)
- Healthy brown sandy loam soils
- Average annual rainfall 500mm\*
- Flat easy working land fenced into 3 paddocks
- Improved with a 12m x 30m\* open front implement shed
- SA mains water connected to Lot 1

For Sale by Auction

📏 256.80ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8854
<b>Land Area</b>	256.80 ha

#### Agent Details

Tony Clark - 0427 363 161  
James Wardle - 0407 362 105

#### Office Details

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



3pm Friday 20th January 2023

Maitland Football Clubrooms

Part CT 6125/217

Deposit – 5%

Settlement – 1st March 2023

Inspections by appointment only

Information Memorandums available upon request.

RLA228106

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