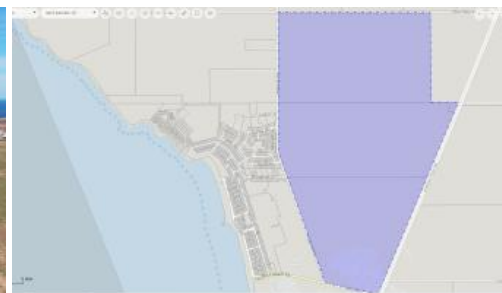


Sold

## Lot 101 Wallaroo Plain Rd, Wallaroo Plain



### JACKO'S, WALLAROO PLAIN

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this cereal cropping and grazing property known as Jacko's.

Jacko's is situated 4km\* north east of Wallaroo in the Northern Yorke Peninsula and 6.5km\* from the major grain terminals at Wallaroo.

Allotments 101 & 118 and Sections 923W & 927 in the area named Wallaroo Plain in the hundred of Wallaroo

487.5 HA / 1204 Acres\* of which 437.7 Ha / 1081 Acres\* arable and 49.8 HA / 123 Acres\* of Salt & Salt Bush

- Cereal cropping and grazing land with an average annual rainfall on 330mm\*
- Sandy soil with limestone in patches.
- Fencing in average condition, with some in need of repair
- Serviced by 4 water meters and divided into 4 main paddocks
- Additional income from Optus Tower Lease guaranteed for 5 + 5 + 5 years. Rent review by CPI.
- Council Rates 22/23 - \$8242.55 per annum

📏 487.50 ha

**Price** SOLD for \$2,400,000

**Property Type** Residential

**Property ID** 8964

**Land Area** 487.50 ha

#### Agent Details

Brenton Brind - 0408 955 182

Chris Wardle - 0418 859 372

#### Office Details

Kadina

6A Graves St Kadina, SA, 5554

Australia

(08) 8821 3666



Drone footage available online at [https://www.youtube.com/watch?v=mP4f\\_OIn3NQ](https://www.youtube.com/watch?v=mP4f_OIn3NQ)

#### Whole block - Guide Price \$2,700,000

- 487.5 HA / 1204 Acres\* of which 437.7 Ha / 1081 Acres\* arable and 49.8 HA / 123 Acres\* of Salt & Salt Bush
  - Paddock J2 - Section 923W
    - 183.7 HA / 453.9 Acres\* all arable
  - Paddocks J8, J7 & J10 - Allotments 101 & 118
    - 160.8 HA / 397.3 Acres\* all arable
  - Paddocks J11 & J12 - Section 927
    - 143 HA / 353.3 Acres\* of which 93.2 HA / 230.3 Acres\* arable and 49.8 HA / 123 Acres\* of Salt & Salt Bush
  - Optus Tower Lease - Portion of Section 927

#### Jacko's One - Guide Price \$1,316,000

- Paddock J2 - Section 923W
  - 183.7 HA / 453.9 Acres\* all arable

#### Jacko's Two - Guide Price \$1,384,000

- Paddocks J8, J7 & J10 - Allotments 101 & 118
  - 160.8 HA / 397.3 Acres\* all arable
- Paddocks J11 & J12 - Section 927
  - 143 HA / 353.3 Acres\* of which 93.2 HA / 230.3 Acres\* arable and 49.8 HA / 123 Acres\* of Salt & Salt Bush
- Optus Tower Lease - Portion of Section 927

Inspections by appointment only

Cropping, chemical & fertilizer history available in Information Memorandum

IM available from Wardle Co Rural, 6A Graves St, Kadina 5554

Contact the agents for further information or to book an inspection

Brenton Brind - 0408 955 182 or [brenton.brind@wardleco.com.au](mailto:brenton.brind@wardleco.com.au)

Chris Wardle - 0418 859 372 or [chris.wardle@wardleco.com.au](mailto:chris.wardle@wardleco.com.au)

\*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.