

Sold

## 'Paramac' Allotment 21 Port Victoria Road, South Kilkerran



### 'Paramac'

An exciting opportunity presents to acquire prime cropping land in the tightly held area of South Kilkerran on the Yorke Peninsula.

Located 7 kilometres\* northeast of Port Victoria and 15 kilometres\* southwest of Maitland this property is within close proximity to grain receival sites and the deep sea port of Port Giles being 81 kilometres\* away via bitumen.

- Total Land Size - 499 Acres / 202.3 Hectares\* (420 acres arable\*)
- Healthy brown sandy loam soils.
- Average annual rainfall 400mm\*
- Flat easy working land fenced into 3 paddocks.
- Containment yards with room for 2000 lambs + 3 larger back grounding paddocks with laneways for ease of management.
- Sheep yards with loading ramp.
- Grazable scrub & shelter area with native trees and bushes, ideal for ewe lambing.
- Gravel laneways connecting paddocks.
- SA mains water connected.
- Modern farming practices and generally cropped with Barley, Wheat & Vetch. No lentils sown in 2023 or prior (Ready to go for 2024!)

📏 202.30ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	9531
<b>Land Area</b>	202.30 ha

#### Agent Details

Tony Clark - 0427 363 161

James Wardle - 0407 362 105

#### Office Details

Maitland

0888363161



**CONTACT:** Tony Clark 0427 363 161 or James Wardle 0407 362 105

**FOR SALE BY AUCTION:** 3.00pm Friday 15th March 2024 at Maitland Golf Club

**SETTLEMENT:** 15th April 2024

**TERMS:** 5% of the purchase price

Early Access will be provided for spraying to the successful purchaser upon the fall of the hammer.

Information Memorandum available upon request

RLA228106 \*Denotes Approximate.

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