

1652 Hog Bay Road, Haines, SA, 5223



Rural For Sale

Wednesday, 18 December 2024

1652 Hog Bay Road, Haines, SA, 5223

Bedrooms: 3

Bathrooms: 1

Type: Rural



Richard Inwood

Kangaroo Island lifestyle, productivity country, country home with established gardens. Your Island property awaits.

Introducing "MIDWAY". 1652 HOG BAY ROAD HAINES (KANGAROO ISLAND)

- . 147.7 HA (369 Acres) majority cleared
- . Prime location on Hog Bay Road (sealed Highway)
- . 7 main paddocks most with substantial shelter belts + 4 small feed lot paddocks with troughs
- . 6 Dams
- . Main's water available
- . Majority of fencing in good condition
- . Shedding includes large implement shed with ½ cement floor, workshop with power & old shearing/storage shed
- . Annual rainfall of 550mm-600mm
- . Circa 1940s 3-bedroom homestead with established country gardens
- . 2 tanks large cement tanks 1 x 90,000 litres, 1 x 54,000 litres & 1 x 22,500 litres

"Midway" is located in Haines Kangaroo Island, perfectly position halfway between the townships of Penneshaw (the gateway to Kangaroo Island) and Kingscote, the major retail and business centre.

The land is flat with gentle undulations with sandy loam soils. Large areas can be cropped and the property is well suited to grazing with great water security.

Exterior fencing is in good condition with 7 main paddocks and 4 smaller feedlot paddocks fenced with basic stock Yards.

The property has a solid country home, built in the 1940's (approx.) with an extension (1970's) which has added significant space to the kitchen and family room areas. The home is in good condition with three large bedrooms, open plan kitchen dining and lounge room.

Additional formal lounge/dining with open fireplace. Two study/office spaces provide an opportunity for an additional bedroom or work from home space. Winter warmth is provided with slow combustion heater.

Country gardens surround the home with a large covered courtyard/entertaining area providing serene views of the garden from the main kitchen and living area. A perfect spot for your morning coffee or a relaxing drink at the end of the day.

This property presents a unique opportunity for a young farmer to begin their farming enterprise or a current farming operation to value add to their existing business. Numerous tourism activities would also be a viable option from the location (position, position, position).

Don't miss your opportunity to secure this rare and wonderful property.