

**1963 Balumbah-Kinnard Road, Waddikee, SA, 5640**



**Rural For Sale**

Wednesday, 18 December 2024

1963 Balumbah-Kinnard Road, Waddikee, SA, 5640

Type: Rural



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## Mixed Farming - A Great Add-On.

Elders are pleased to present CLAUGHTON'S and CARALUE to the market as a whole or in 2 separate parts.

The properties are located at 1963 Balumbah-Kinard Road, Waddikee just 14km's north of Darke Peak.

The total land area over the two allotments is 1,130.04 hectares (2,792.3 acres) with approximately 990 hectares (2,446 acres) cleared and arable for cropping.

Here is a breakdown of the two allotments...

1. CLAUGHTONS - Total area: 430 hectares (1,062.35 acres) with approx. 338 hectares (835 acres) cleared and arable for cropping.

No major structural Improvements.

Asking Price \$1,000,000

(\$1,200 per arable acre)

2. CARALUE - 700.04 hectares (1,729.84 acres) with approx. 652 hectares (1,611 acres) cleared and arable for cropping.

Structural Improvements - Machinery shed, fertiliser shed, sheep yards and rainwater storage.

Asking Price \$2,255,000

(1,350 per arable acre plus \$80,000 improvements)

Soils of mostly sand over clay and sandy loam over clay with areas of sandy ridges.

The rotations consist of mostly cereal crops of wheat and barley with medic-based pastures for livestock grazing during the lay phase.

The property is well fenced into 9 paddocks and mains water supplies troughs and tanks for livestock.

The average annual rainfall in the area is approximately 350mm.

A great add-on to expand with.

Contact agent to request an Information Memorandum.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.