

31 Collinsfield Road, Koolunga, SA, 5464



Rural For Sale

Thursday, 24 October 2024

31 Collinsfield Road, Koolunga, SA, 5464

Type: Rural



James Wardle
0407362105

'Koolunga'

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer these manageable sized parcels of land as a whole or 2 separate contingent Lots to the marketplace.

This property is located 6 kilometres* southeast of Koolunga in the Mid North of South Australia.

'Koolunga' is fenced into 6 main paddocks located along Collinsfield Road and Barkulla Road. The property has fertile brown loam soils of a flat easy working nature.

Offered as a Whole or 2 separate lots.

- Total land size 665.8 acres/269.5 hectares* (660 acres arable*)
- Watered via mains (3 Meters)
- Well suited for growing cereals, legumes, hay crops and pastures.
- This property would make for an excellent investment or add on to an existing farming operation looking to expand.
- Early Access will be provided for spraying to the successful purchaser post-harvest.

Lot 1

305.8 acres|123.8 hectares* (mostly arable*), two water meters, fenced into 3 paddock, CT 5462/741, Sections 31,30 & 19

Council Rates \$2,469.30* 2024/25

Lot 2

360 acres|145.7 hectares* (354 acres arable*), one water meter, fenced into 3 paddock, CT 5542/954, Sections 17 & 6, CT 5731/16, Section 5

Council rates \$2,080.45 2024/25

All located in the Hundred of Koolunga

Offered For Sale by Expression of Interest

Due 12pm Thursday 12th December 2024

Settlement: 1st of April 2025

5% Deposit

Attn: Martin Stringer

"Koolunga"

Wardle Co Real Estate, 50 Bowman Street, Crystal Brook

Martin Stringer 0417 897 159

Information Memorandum available upon request

Neither the highest nor any tender necessarily accepted

RLA228106

Property Code: 11043