

603 Mount Burr Road, Rocky Camp, SA, 5280



Rural For Sale

Wednesday, 13 November 2024

603 Mount Burr Road, Rocky Camp, SA, 5280

Bedrooms: 3

Bathrooms: 1

Type: Rural

OUTSTANDING MIXED FARMING OPPORTUNITY

Offered as a whole or 3 individual parcels, total land area of 389.82ha/963.24 acres

POOLNA Lot 51, 52 and 53 Sebastopol Spring Road, Sebastopol 121.27ha/299.65 acres

JACKS Lot 296 & 297 Sebastopol Spring Road, Millicent 42.89Ha/106acres

MOUNT MUIRHEAD & MATHERSONS - 603 Mount Burr Road, Rocky Camp 225.66ha/557.59 acres

Prime cropping and grazing land located within minutes of the township of Millicent. This is an outstanding and rare opportunity to secure rural land in such a tightly held region.

A combination of highly productive black heavy friable flats across "Poolna", "Jacks", "Mathersons" and portion of "Mount Muirhead", while the remainder of Mount Muirhead presents red fertile clays.

Approximate pivot area of 26ha/64.24 acres on Mount Muirhead has successfully grown pasture and fodder crops for fattening prime lambs and carrot seed for harvest over the past 4 years. Featuring a 4-cylinder turbo charged 110hp John Deere motor, with regular servicing.

A second pivot site of approximately 24ha/59.30 acres has been established on "Mount Muirhead", equipped with bore, 100kw cummins generator with submersible pump.

Water licence of 150meg is available for purchase with "Mount Muirhead/Mathersons".

Annual fertiliser history and pasture renovations across the entire property.

Crop rotations include hay production, wheat, broad beans, seed production and canola.

Improvements include:

- 3 stand shearing shed, holding capacity undercover approx. 700

- 3 bedroom brick veneer home, modern kitchen and bathroom, established fruit trees and garden with fantastic views of Mount Muirhead

- 4 bay shed with concreted floor, power, toilet and 3 roller doors (2 automatic)

- Stock water across all properties is via windmill

- Hayshed

- Cattle yards, approximately 150 head capacity, steel and timber construction with crush, loading ramp and b-double access

- Sheep yards, approximately 1500 head capacity, steel and timber construction with 2 races, 1 drafting race and concrete footbath

To arrange a private inspection or for a copy of the information memorandum, please contact Grant Schubert on 0429 077 033 or grant.schubert@elders.com.au