

**700 Cleland Gully Rd, Tooperang, SA, 5255**

**Raine&Horne.**

**Rural For Sale**

Sunday, 3 November 2024

700 Cleland Gully Rd, Tooperang, SA, 5255

Type: Rural



Paul Clifford

**Reliable rain, rewarding yields - a prime opportunity on high-quality ag country.**

Rich, fertile and arable soil, absolute water security, and 284 highly productive acres carpeted by some of the best feed on the Fleurieu - for those into high capacity breeding, fattening or backgrounding operations, this will be music to your ears.

Positioned just 8kms out of Mount Compass in a region well-known for its outstanding productivity, much of the land is utilised for silage and hay with high quality, high yielding results.

Improvements to the land include a basic, original cottage that could respond to renovation (or a rebuild - STCC), two-wire electric fencing, multiple paddocks (10) allowing for easy stock rotation, an assortment of shedding, plus good steel cattle yards, with ramp, offering easy road access.

Given its pasture production focus, it boasts impressive stands of lucerne, clovers and rye grasses based on sound agronomic advice and regular fertiliser applications.

The land's magic potion is the ultra-reliable combination of groundwater (517 TDS), spring-fed dams, and consistently high annual rainfall creating a veritable 'feed factory' for cattle, and an exceptional and sustainable farming opportunity.

Fresh air, abundant feed and the undeniable beauty of the Fleurieu, all a mere 20 minute-drive from McLaren Vale's cellar doors and civilization - reward yourself...

**Land Facts:**

Yabbie-filled, spring-fed dams  
Spectacular, northerly rural views from the high ground  
Sealed road frontage to Cleland Gully Road  
700mm annual average rainfall (approx.)  
Some attractive remnant native vegetation  
Bull-doze or rebuild the basic original dwelling (STCC)  
Well located agricultural region

**Location:**

8kms from Mt Compass, 20kms from Goolwa, 28kms from McLaren Vale, Aldinga & Victor Harbor & 65kms from Adelaide International Airport (all approx.)

**Property Particulars:**

C.T. 5178/290  
Allotment 13 / DP 20896  
Hundred: Nangkita  
Zone: Rural  
Land area: 115ha (284acs)  
Council area: Alexandrina  
Council rates (incl. levies): \$5,312 per annum approx.

Paul Clifford R&H Rural SA 0427 796 144

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.