



738 Range Road, PARAWA

"Hill Stream" - Stamped with production on 204.3ha (505acs).

204.37 hectares, 505.00 acres

2 titles & double road frontage with picturesque improved pasture country of 204.3ha (505acs) with 14.2meg water licence.

Excellent operational improvements & infrastructure in place with all of the big ticket items catered for.

'Hill Stream' has been carefully planned & improved to provide the ultimate easy care beef or sheep grazing venture.

- As new fencing with central raceways providing access to all paddocks & yards.
- 2 sets of top class cattle yards at either end of the property - 1 via Tapanappa Rd / 1 via Whitlock/Range Rd.
- Well established perennial pastures & exceptional fertiliser/lime regime with capacity to further increase production.
- 2 stand raised board shearing shed with k-rail sheep yards.
- 2 hay sheds, fully enclosed implement shedding plus workshop.
- Well organised water harvesting & distribution system. Substantial dams with diesel & powered pumps to header tanks for gravity fed troughs.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Under Contract

INTERNET ID: 11071595

SALE DETAILS

\$1,800,000-\$1,875,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

**Paul Clifford Elders Hills
and Fleurieu**
0427 796 144

- Comfortable limestone 3 bedroom homestead complimented by mature gardens & feature fountain plus the 'summer house.'
- Sensible stands of remnant native vegetation along creeks & swamps.
- Estimated carrying capacity up to 120 breeding cows plus progeny.
- Irrigation dam with diesel pump & irrigation line to 6ha chicory paddock - 14.2meg.

"It's a good one & good one's don't last long!"

C.T. 5424/105 - Section 42 - 738 Range Rd - 106.4ha (263acs).

C.T. 5861/788 - Section 43 - 779 Tapanappa Rd - 97.90ha (242acs).

Zone - Primary Production.

Hundred - Waitpinga.

Council Area - Yankalilla.

Water Licence - No.118521-00 - 14.2meg.

Paul Clifford 0427 796 144 Elders Hills & Fleurieu.

- Land Area 505 acres
- Bedrooms: 3
- Bathrooms: 1

PROPERTY OVERVIEW

| | |
|----------|---------------|
| Land Use | Mixed Farming |
|----------|---------------|

HOMESTEAD

| | |
|-----------|---|
| Bedrooms | 3 |
| Bathrooms | 1 |







