

SOLD



1203 Old Kalangadoo-Penola Road, Kalangadoo



## RAMILLIES Model Farm - A real opportunity.

Ramillies is located 12kms North of Kalangadoo and 16kms South of Penola in the much sort after Kalangadoo grazing area. The property consists of 1190 acres or thereabouts of some of the most reliable grazing country in Australia and features a great mix of early germinating sandy loam soils to heavy late carrying black loam country.

### Property Description

Ramillies is situated in the sort after red-gum belt between Penola and Kalangadoo. The property is predominately sandy loam over clay and limestone with pastures being phalaris/clover based. The property is broken into four titles all with road frontage and has excellent improvements including cattle-yards, central sheep yards, shearing shed and yards, limestone 3-bedroom cottage and a secure water system and excellent fencing.

### Pastures

3 1 1,190.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	516
<b>Land Area</b>	1,190.00 ac

### Agent Details

Mark De Garis - 0428 372 124

Darren Maney - 0428849101

### Office Details

Penola

49 Church Street Penola Penola,  
SA, 5277 Australia

0887372695

Pastures throughout the property are predominately phalaris and clover based with some areas of rye and chicory.

### Fertiliser History

An average of 150kg per annum has been applied to the property along with other trace elements.

### Improvements

3 Bedroom stone Homestead

- o A/c
- o Wood Heating
- o Kitchen/Dining
- o Formal Lounge
- o Laundry

3 Stand shearing shed

- o Steel and timber sheep yards
- o Loading/Drying shed

3 silos (1 x 12 tonne, 2 x 60 tonne)

Central working yards

- o Cattle & Sheep

Workshop (old shearing shed)

### Water

As per property map where indicated is a 1.5-2 inch mainline fed from a Jet pump at the cottage to header tanks around the property. The water is then gravity fed from these header tanks to troughs.

There is a 201 megalitre water licence on the property, currently held as a holding licence and in the process of being converted to a taking for your convenience.

### Terms and Conditions

Date EOI due 5th of May 2017 by close of business at 53 Church Street  
Penola SA 5277, box 166 Penola SA 5277 or email  
m.degaris@tdcpenola.com.au.

## Settlement

Minimum 40 days on Property.

With a realignment of the boundary around the new house (CT 5719/796) settlement for the land title CT5779/545 (366.2 Acres) will be delayed until title has been issued.

Settlement for titles 5686/98, 5444/920 and 5444/674 consisting of 827.93 acres will occur in 60 days. Value for settlement will occur on a per acre basis.

Water Licence Water on the property is 201 megs currently as a holding licence but in the process to convert to Taking.

Rates \$11,433.40 per annum, current each title is rated individually.

Emergency Services levy \$827.95 p/a

Electricity for the farm Approx. \$101.44 per quarter.

Deposit 10% or otherwise agreed to by all parties.

Inclusions All fixed furniture and chattels

Exclusions All Vendors and Occupiers personal effect and chattels

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.