



"Peeralilla"

TDC Real Estate in conjunction with Elders Real Estate are pleased to offer for sale "Peeralilla". A well balanced and warm breeding livestock operation - A RURAL DROUGHT PROOF PROPERTY. Located in the Mid South East of SA between the highly regarded districts of Lucindale, Penola and Millicent.

- 7 Span TL pivot watering approximately 44ha, with diesel motor + pump.
- Approximately 25ha under flood irrigation split into two paddocks
- Approximately 102 acres is currently leased to "Coonawarra Blue Gums PTY LTD" until 31st July 2025 at \$7,875.34 + GST per annum for the purposes of growing and harvesting blue gums.
- Solid 4 bedroom (2 with build in robes), 1 bathroom family home situated on an elevated rise, in excellent condition
- Generous size living & dining area in good condition
- Water licence #12225 included in the sale - taking allocation of 353,582kL

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 4
 412.22 ha

Price	SOLD
Property Type	Residential
Property ID	665
Land Area	412.22 ha

Agent Details

Tom Pearce - 0427642138

Office Details

Penola
 49 Church Street Penola Penola,
 SA, 5277 Australia
 0887372695

- The Vendor quotes the property stocks 1000 cross breed ewes and 80 breeding cows. The property is more than capable of increasing the DSE with pasture renovations. Fantastic opportunity under the right management structure to trade and finish off prime lambs with irrigation infrastructure in place.
- Pastures include sub clover, phalaris, native grasses and fog grasses plus lucerne under pivot.
- Gently undulating land, ranging from dark grey sandy fertile loams to lighter loam - yet still very productive. On the flats varying depths of loams over clay, between 20cm to 40cm.
- Situated in the rainfall area of 650mm, with an abundance of underground water
- Connected to mains power, mobile phone service available
- Stock water by electric pump, located at the rear of the house, gravity fed via 38mm poly to concrete troughs
- Peerlilla has been well fenced into 12 paddocks, all watered

For a copy of the information memorandum or to arrange an inspection please contact Grant Schubert on 0429 077 033 or grant.schubert@elders.com.au or Tom Pearce on 0427 642 138 or t.pearce@tdcagents.com.au

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