

SOLD

227 Millers Lane, Penola



Supreme Grazing and Irrigation


Auction - 19th December 11:00am Penola Golf Club

TDC Property are pleased to offer for sale "Coomooroo", some 242 hectares of premium grazing land located within the tightly held and reliable Penola area. The sale of "Coomooroo", held by the same family for 68 years, presents an opportunity not to be overlooked.

Consisting of approx. 242 hectare/597 acres of magnificent redgum grazing country with deep heavy black loam soils over limestone, grading to medium and light loams over clay which allow for bulk pasture production. The property is a proven performer as evident in the stock continuously turned out.

A solid fertiliser history is visible in the quality pastures of phalaris, rye grass and clover. The pivot and paddocks set aside for hay production also receive Hay Booster and lime. The pivot has recently had 100t of Gypsum applied.

"Coomooroo" is well fenced, comprising of approximately 17 paddocks, the majority serviced by a central laneway. The property is also well watered,

 5  2  3  242.00 ha

Price SOLD for
\$4,250,000

Property Type Residential

Property ID 668

Land Area 242.00 ha

Agent Details

Tom Pearce - 0427642138

Mark De Garis - 0428 372 124

Office Details

Penola

49 Church Street Penola Penola,
SA, 5277 Australia

0887372695

with stock water being supplied via an electric pump at the sheds, filling a high tank which reticulates to concrete troughs to half of the proeprty, the balance is serviced by windmills filling tanks.

Approximately 12ha/30ac is irrigated by pivot, powered by a 3 year old Perkins diesel motor. The pivot is currently producing hay, but has been used for other crop production, including potatoes. The sale includes the 73.574megL taking licence

Improvements include an exceptionally well presented stone faced veneer dwelling with five large bedrooms, main with walk in robe, two bathrooms, kitchen/meals area and seperate lounge and formal dining rooms. The home is set within attractive grounds with established trees and gardens. A triple bay garage is also located close to the home.

Further improvements include 120sqm steel frame workshop, 58sqm c/b machinery shed, 184sqm open front shed with a 105sqm high clearance lean-to, undercover cattle yards, two stand raised board wool shed and timber sheep yards.

"Coomooroo", located within the reliable district of Penola, with added security of irrigation is a rare offering. An inspection is recommended to those seeking a quality and productive grazing property.

Contact Tom Pearce 0427 642 138 or Mark DeGaris 0428 372 124 to arrange an inspection.

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.