

SOLD



5596 Coleraine-Edenhope Rd, Harrow



## Quality Grazing - Reliable and Productive

4 1 1 243.10 ha

TDC Livestock and Property is proud to offer "Craignook" for sale by ONLINE AUCTION.

"Craignook", comprising of 243.1ha/600.7ac or thereabouts of productive grazing land, will impress anyone interested in a quality property.

"Craignook", located just 5km from the historical town of Harrow, features strong medium loams grading to heavy black soils and healthy pastures of phalaris, clovers and rye grass.

The property is well fenced into 10 main paddocks; most are accessed via a central laneway. All fencing is in good condition and consists of ringlock cyclone with plain and barbed wire or plain wire with creosote posts and droppers.

A newly upgraded bore is equipped with a solar pump fills tanks, which reticulates to troughs. There are dams throughout the property which provide backup stock water.

A well-presented timber-framed dwelling comprising of four bedrooms and

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	711
<b>Land Area</b>	243.10 ha

### Agent Details

Tom Pearce - 0427642138

Mark De Garis - 0428 372 124

### Office Details

Penola

49 Church Street Penola Penola,  
SA, 5277 Australia

0887372695

one bathroom, with a second shower and separate living area is set within attractive grounds. The home has picturesque views from many rooms over rolling hills studded with enormous redgums and a water course.

A settlers cottage, accessed by a second driveway, offers the farm stay and B&B opportunities.

Further improvements include:

- three stand wool shed with undercover yards
- Open fronted machinery shed with enclosed workshop
- raised board storage shed

"Craignook" is a credit to the vendors. The offering for sale by online auction allows the opportunity to secure an exceptionally well presented and quality property in a sought after area.

"Craignook" is being sold by online auction opening on the 5th of October and closing the 30th of October (USP) with settlement being set down for the 18th of December. YOU WILL NEED TO REGISTER TO PARTICIPATE IN THE AUCTION. PLEASE ENSURE YOU ARE REGISTERED BY MONDAY 19TH OF OCTOBER 2020.

Please call Tom Pearce - 0427 642 138 or Mark DeGaris - 0428 372 124 today to arrange an inspection and to register for the auction.

\*Inspections to comply with strict COVID-19 Safe Guidelines.

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.