

SOLD

Lot 120 Merrett Rd, Maaoupe



Heavy Grazing and Cropping Parcel

'Illalong' is Located 15kms North West from Penola off the Maaoupe Road. Penola is a small rural community that services the local vineyard and farming industries. Penola has two primary schools and a senior school as well as convenient shopping and cafes.

Penola is situated 50kms North of Mount Gambier and 50kms South of Naracoorte.

'Illalong' consists of a total of 550 acres which will be sold in two contingent allotments. The country is generally flat, with soil mix being black loam soils over limestone and areas of grey loam over clay

The property is predominately strong phalaris and clover dominated pastures and is renowned heavy carrying livestock country that has the ability to be cropped with surrounding farms having a great cropping history. The property is well fenced with most being electrified and watered via stock bores with windmills, all recently serviced.

The 550 acres will be split into two contingent lots, with lot 1 being 357 acres and lot two being 193 acres.

📏 550.00 ac

Price	SOLD
Property Type	Residential
Property ID	741
Land Area	550.00 ac

Agent Details

Mark De Garis - 0428 372 124

Tom Pearce - 0427642138

Office Details

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

Lot 1

Fenced into 6 main paddocks (fencing on southern boundary subject to survey and purchaser) this allotment is the black loam over limestone section of 'Illalong'. This portion is watered via two windmills, has a small set of crutching yards and storage shed and basic cattle yards.

The southern boundary will be fenced if lots 1 and 2 are sold separately at the vendor's expense, this will be also surveyed to make sure we are on the correct alignment, picture is only a guide. There is a drain which runs centrally through the property.

Lot 2

Fenced into three main paddocks (Northern boundary subject to purchaser and survey) the allotment is predominately grey loam over clay. Watered via one central windmill. There is a drain on the southern boundary.

The Northern boundary will be fenced if lots 1 and 2 are sold separately at the vendor's expense, this will be also surveyed to make sure we are on the correct alignment, picture is only a guide.

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.