

SOLD



Lot4 Clay Wells Road, Wattle Range



## Size and Scope - Reliable Warm Grazing

'Woolaway' is a real opportunity to secure a reliable grazing property in the heart of the South East of South Australia. Being offered in two lots, lot 1 consisting of approximately 460.32 Hectares (1137.45 Acres) being the northern section to the Clay Wells road and lot 2 being approximately 120.9 Hectares (298.74 Acres) on the southern side of Clay Wells Road.

'Woolaway' is centrally located in the South East with Penola being 30kms from the property to the East and Mt Gambier 80kms to the South. The South East is reknowned for its reliable winter rainfall being approximatley 600mm, which gives a great growing season during the spring and early summer. 'Woolaway' has predomiately Grey Loam soils over clay with traditional phalaris/clover pastures, it is well fenced and set up for cattle.

Lot 1 which is 460.32 hectares features multiple water points from pump and windmill, approximatley 14 main paddocks connected to a eastern laneway which then points the cattle towards the steel/timber cattle yards. There are two areas of native vegetation which are fenced which offer warm protection from the winter elements. There is power available and double road frontage to the Clay Wells and Callendale Roads. Overall a well

📏 581.22 ha

**Price** SOLD for  
\$11,000,000

**Property Type** Residential

**Property ID** 800

**Land Area** 581.22 ha

### Agent Details

Mark De Garis - 0428 372 124  
Tom Pearce - 0427642138

### Office Details

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

set up parcel ready for cattle grazing.

Lot 2 is 120.9 hectares fenced into 7 main paddocks. There is a central waterpoint which is currently supplied via the main bore over the road, but a windmill is available. There are a set of steel and timber cattleyards and good fencing. A great small parcel to add to any farm.

Overall 'Woolaway' is well situated and well appointed to make a great addition to anyones grazing portfolio.

Contact for more information or a property IM.

Mark De Garis 0428 372 124

Tom Pearce 0427 642 138

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