



Hannaford's - Well-improved Grazing Property, Modern Home and Arable Country of 1,012ha.



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1695 Emu Flat Road, Sherwood

Contact Agent

Raine & Horne Rural SA & Colliers as agents in conjunction, are pleased to offer for sale 'Hannaford's', an exceptional grazing property located in the notable Sherwood district, 17km (approx.) east of Keith in South Australia's Upper South East region.

The property has undergone significant development in recent years with extensive new fencing, stock water infrastructure, new home and large implement shed, improved pastures and modern cattle yards.

Key features of Hannaford's include:

- Total land area of 1,012.4 hectares (2,501.6 acres) approx.
- Gently undulating sandy loams and sand over clay with Lucerne-based pastures.
- Medics and clovers throughout the flats, with mainly native perennials on the hills, and Coxfoot and Phalaris adding to the pasture mix on the improved areas.
- Estimated 550 hectares (1,359 acres) approx. arable, including 190 hectares (approx.) delved or clay spread, with the balance of the land comprising native vegetation under a Heritage Agreement.

Property ID: L38875095
Property Type: MixedFarming
Land Area: 1012.4 hectares

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- 450mm approx. average annual rainfall region.
- Estimated sustainable carrying capacity of around 300 cows and calves.
- Well-watered by solar-powered bore (1,970 TDS approx.) supplying header tanks to concrete and poly troughs throughout the property via poly pipe. Pressured water system currently at 65psi (90psi capacity).
- Modern Kookaburra home constructed in 2019 with wonderful outlook and comprising four bedrooms, two bathrooms, open plan kitchen/dining/living, polished timber floors, split system air conditioning and modern appliances. New turf and irrigation system.
- Sheds and operational infrastructure include a large implement shed, modern Arrow steel cattle yards with 5-way draft, round yard, race, crush and loading ramp.
- High quality barb & plain wire fencing with pine post and timber or steel spacers to paddocks, and cyclone closer to yards in high-pressure areas. Extensive fencing replaced since 2019 fires. One may main laneway and steel swinging gates throughout.

Hannaford's offers an easy-to-manage cattle breeding and backgrounding asset with the added benefit of clayed, arable country for hay production in a reliable rainfall location with excellent access to markets.

Hannaford's is For Sale by Private Treaty.

For further information please contact:

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