

# NARILLA Farm

172 Narilla Road , Finniss, SA

---

*Elders*

RLA 62833





Elders

# LOCATION & AMENITIES

Narilla Farm is located 15.4 kms from Strathalbyn, smack in the middle of the renowned Fleurieu Peninsula & Adelaide Hills region of South Australia. Strathalbyn & Fleurieu Peninsula is a major agricultural and tourism region.

## Close proximity to Adelaide and regional centres

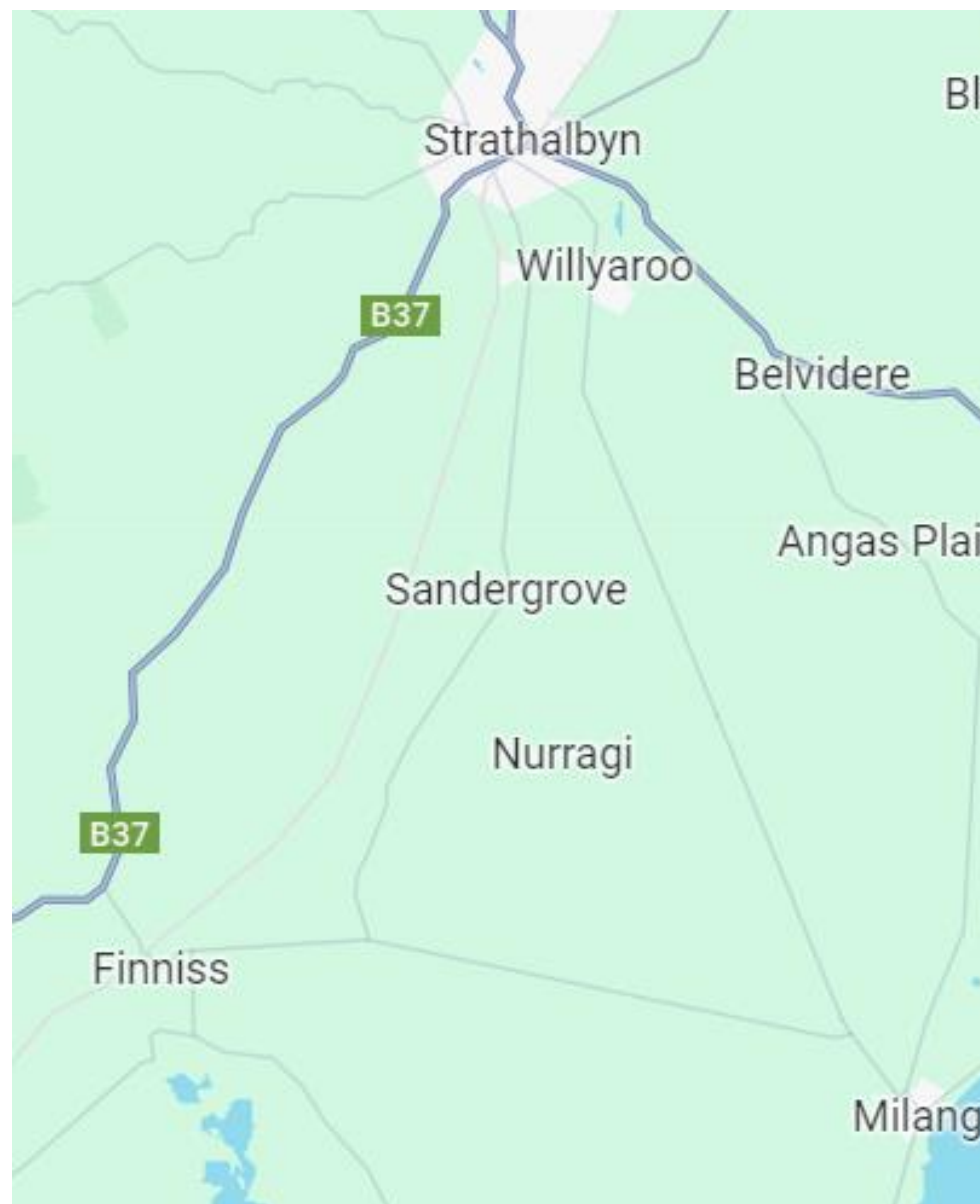
Strathalbyn lies approximately 60 kilometres from the Adelaide CBD & is a short distance to larger regional centres. The property is located 15.4 kms from Strathalbyn, 37.8kms from Mt Barker & 24.3 Kms Goolwa, 58.6 kms from Murray Bridge & about 70.8 kms from Adelaide CBD.

## Unsurpassed Lifestyle

Strathalbyn is regarded as one of the most picturesque, historic agricultural townships within the Fleurieu & Adelaide Hills region. With Langhorne Creek's award winning wineries & restaurants close by. A short drive away you will find Goolwa a historic river port located on the River Murray and is the gateway to the iconic Coorong & famed South Coast beaches.

## Education and Health

There are several primary and secondary schools located in Strathalbyn & surrounding townships. Both Public and Private school education options are available. Mt Barker and Strathalbyn both have a public hospital & numerous medical centres to choose from.







**LAND** Narilla Farm comprises of a total area of 75.5302 hectares (186.639 acres) with 1 freehold title. Fenced into 12 Paddocks, Trees bordering the property. Property has been certified NASAA Organic

### **Road Access**

The aggregation has 2 road frontages to, Narilla Road. And Finniss-Milang road

CERTIFICATE OF TITLE VOLUME 6179 FOLIO 245

PARCEL ID D112168 A2



# PADDOCK PLAN & INFO

## HISTORICAL CROPPING

The property is utilised for a continuous cropping enterprise, always maintaining its biodynamic principals. When not cropping the property can sustain 60 Breeding cows

## WATER AND ELECTRICITY

The property has power available across the main road  
Solar is supplied by a few panels for electric fencing to the property  
Water is supplied via SA Mains water meter

## TOPOGRAPHY AND SOILS

The aggregation is gently undulating and open in nature, well drained

A well balanced property with soil profile chemical free, healthy soils  
Biodynamic methods have been used over the years, and NASAA approved







# CLIMATE AND RAINFALL

The Fleurieu Peninsula climate is moderately continental, with cool to cold nights and warm to hot summer days with an average annual temperature of 15.5°C and a reasonably low altitude 72m above sea level.

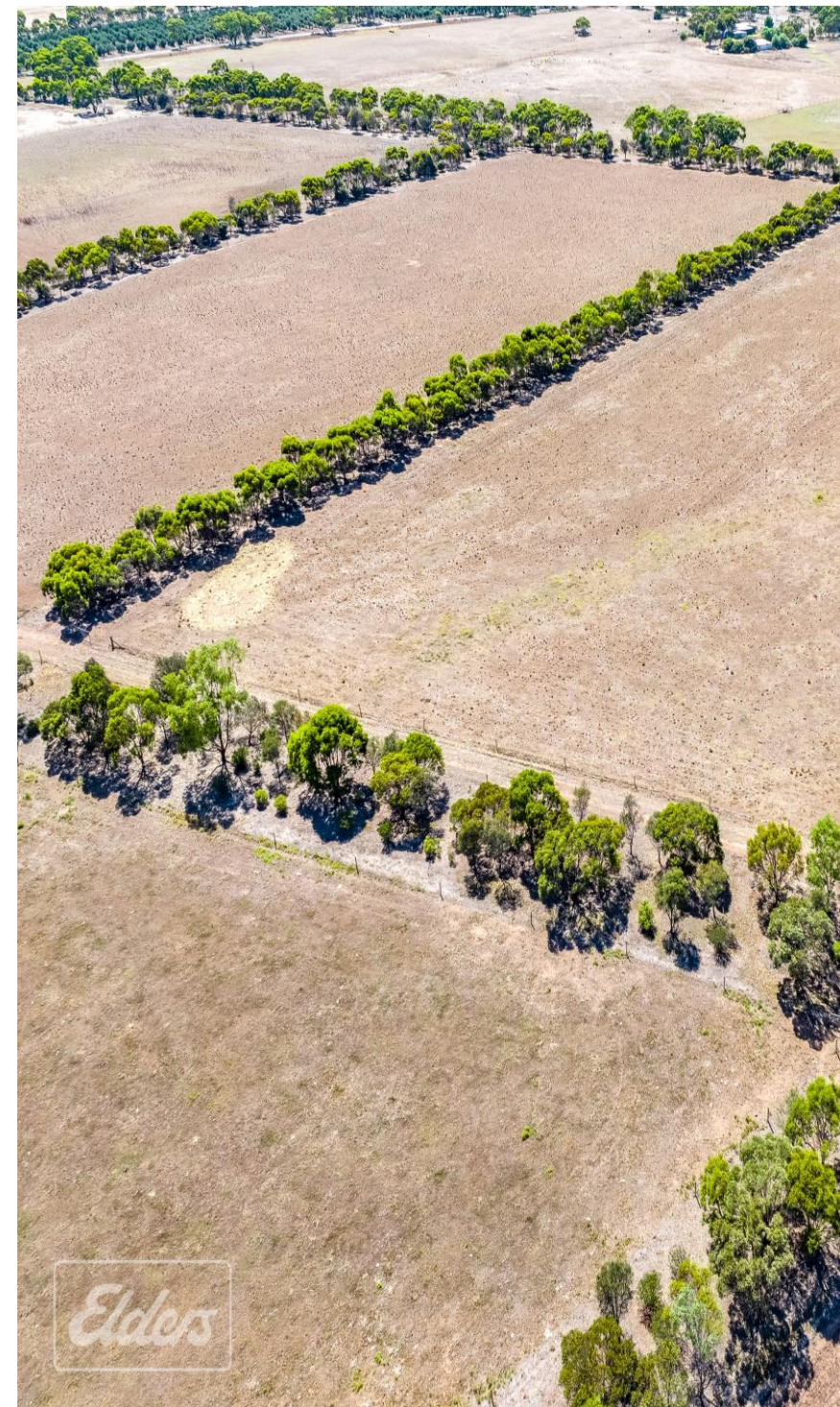
Situated within a 450mm (18 inch) rainfall belt, the district is known as a very reliable, safe agricultural area.

## Strathabyn Temperature

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Average temp (°C)	20.4	20.5	18.9	16.2	13.4	11.1	10.5	11.2	12.7	14.8	17	18.9
Min temp (°C)	13.9	14.2	12.8	10.6	8.6	6.7	6.2	6.7	7.6	9.2	10.9	12.6
Max temp (°C)	27	26.9	25	21.8	18.2	15.6	14.8	15.7	17.8	20.5	23.1	25.3

## Average Rainfall

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Mean rainfall (mm)	19	22	23	43	54	54	61	65	49	46	28	25



# PROUDLY CHEMICAL FREE FOR OVER 20 YEARS

Surrounded by gums and native trees this well fenced property has been set up with productive paddocks, The property has been run as a organic farm for many years and has been certified with NASAA since 2005 although they were using biodynamics for some years prior to that. PROUDLY CHEMICAL FREE FOR 20 YEARS! . The well-bred cows and livestock are a testament to the owners, as healthy land has been producing excellent crops and stock for many years.

Further features to the property include 4 bay implement shed, good fencing , cattle yards, fenced into 12 paddocks, Approximately 1 Km from the front to the back of the property

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833



*Don't put your Dream's on Hold, lets get your Property Sold*

*Sylvia Jemson-Ledger*

*The LifeStyle Specialist*

*M- 0487 301 390*

*Email – Sylvia.Jemson-Ledger@elders.com.au*

*Elders*