



# Prime Lifestyle Property

151 Hay Flat Rd, Yankalilla SA

Information Memorandum



# SALE DETAILS

This property will be created with the realignment of an existing Title and will be subject to the issuance of said title, at approximately 233 approx acres (subject to final surveying plans.) The property is offered for sale by Expressions of Interest, without a price guide.

Offers can be submitted to Luke Hutt [Luke.hutt@elders.com.au](mailto:Luke.hutt@elders.com.au)

Or via the “**Register Interest**” button on the Elders Normanville website

<https://normanville.eldersrealestate.com.au/rural/sale/151-hay-flat-road-yankalilla-sa-5203-300P110630/>

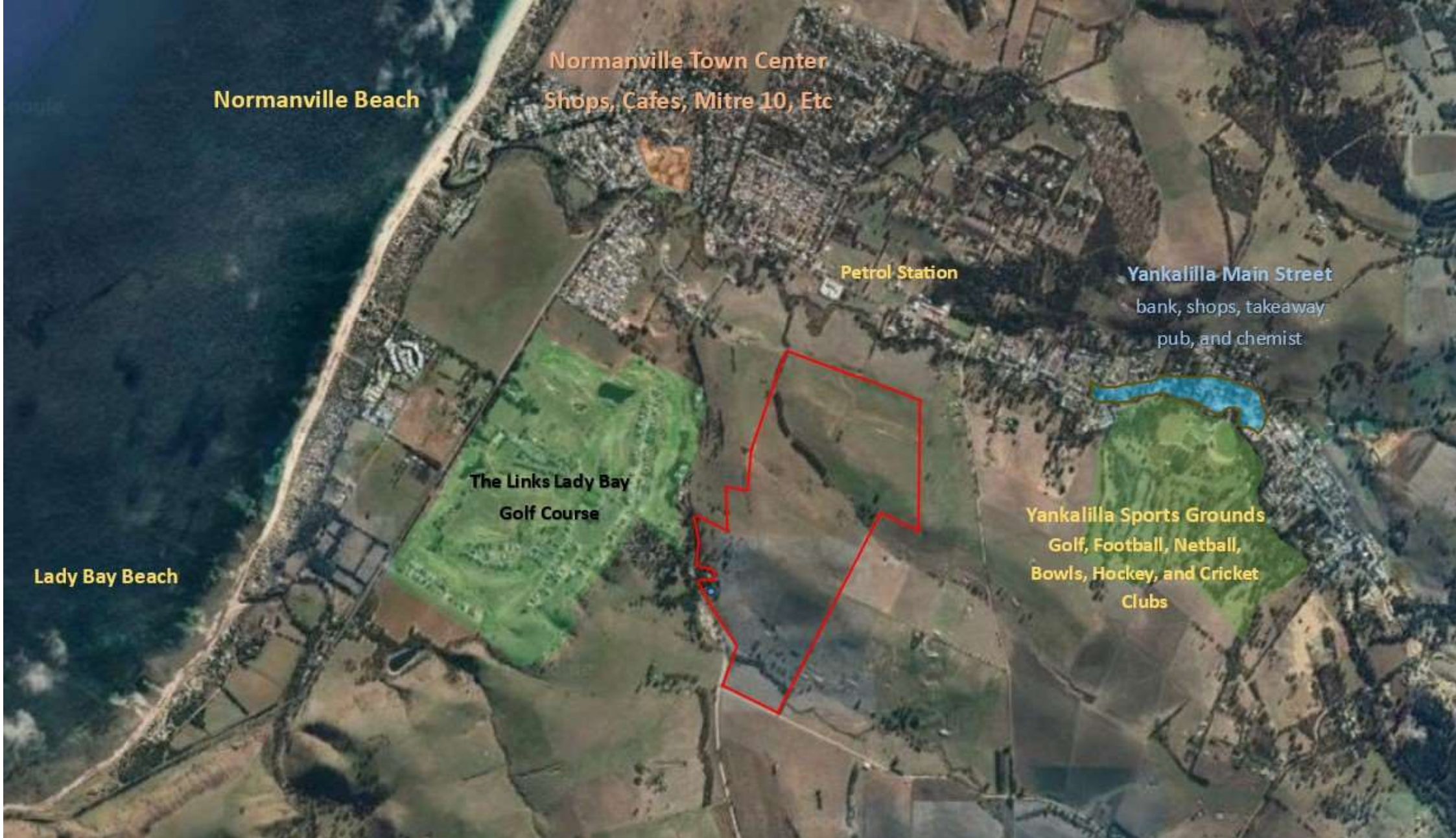
Offers submitted via the website will be automatically logged via the Propps online system, and will receive a confirmation email to confirm said offer.

Call Luke To discuss any further questions or queries | 0418815049

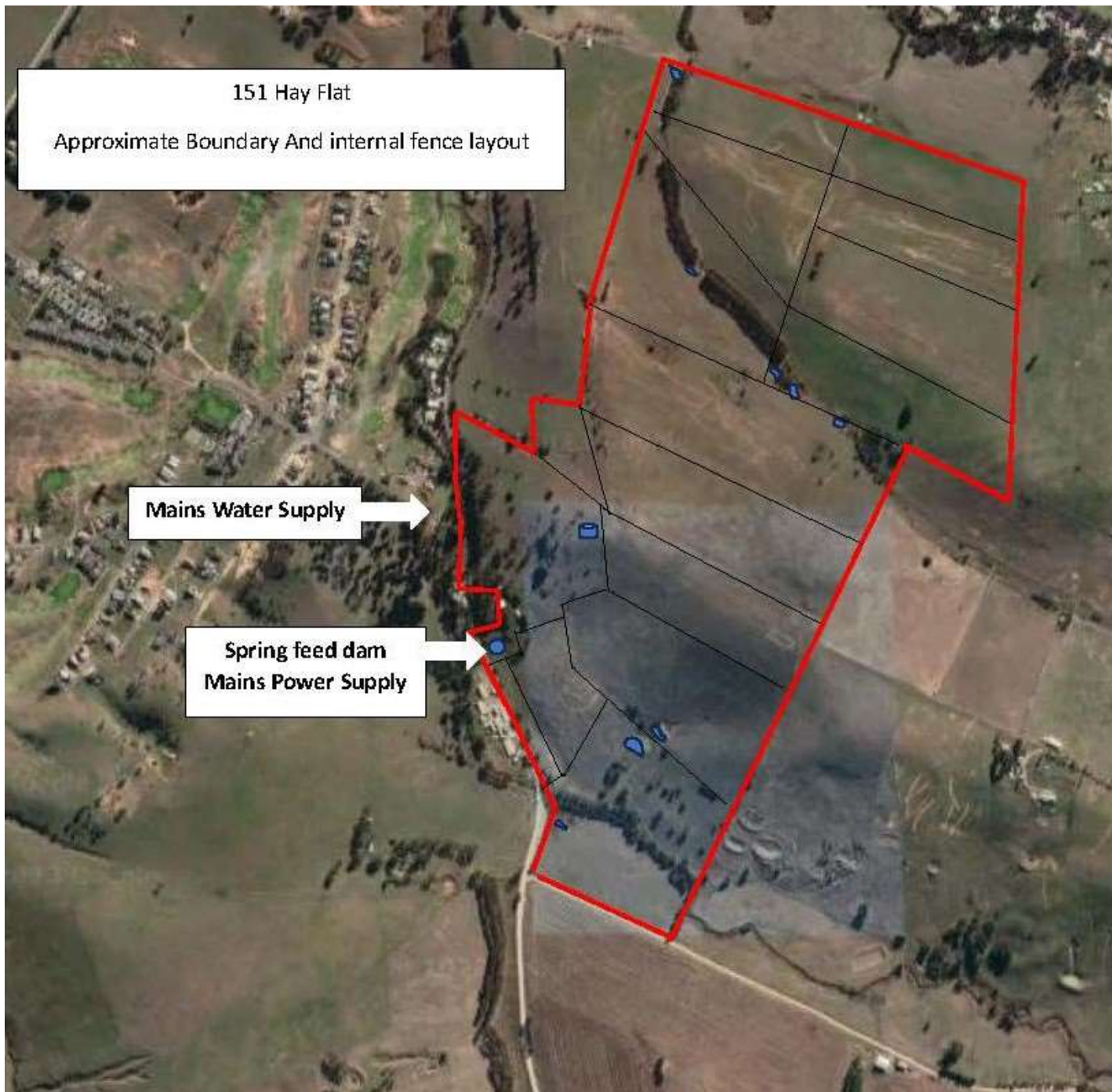




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**Spanning over 200 acres** of gently rolling hills, this land boasts multiple water sources, including two meandering creeks traversing the property, three perennial spring-fed dams, and several catchment dams. All waterways are safeguarded with protective fencing and were thoughtfully planted over two and a half decades ago. The primary dam features a mains power meter and pump setup designed to fill a 67,500-liter cement tank situated at the property's summit. Water levels are remotely monitored via a mobile app. Buried poly lines link all thirteen paddocks, ensuring a constant supply of water to all troughs through gravity feed. Did we mention that mains water is also available just across the road!



151 Hay Flat

Approximate Boundary And internal fence layout

Mains Water Supply

Spring feed dam  
Mains Power Supply

## Dating back to the 1880s

when Scottish immigrants first christened this land, the Barton family has proudly stewarded this farm for over seven decades. It has operated as a profitable and dependable cattle farm for the majority of its history.

The property boasts approximately 24 hectares of lush Lucerne fields, with the remaining area predominantly featuring Phalaris and Sub Clover pastures that offer excellent grazing well into the summer months. The farm has maintained a conservative stocking rate of one cow and one calf per 1.5 hectares, with all hay and silage produced onsite. The balance of north and south-facing slopes ensures robust winter pasture growth, with pastures receiving annual enhancements through superphosphate application, and hay paddocks benefiting from regular Hay Booster treatment.

Adding to the charm of this property are two historic stone buildings currently used for storage, well-maintained fences, including recent replacements, and numerous potential house sites that command panoramic views of the entire property, the town, the golf course, and the mesmerizing sea with its stunning sunset views.



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# Comparative sales

**11** 69 SMITH HILL ROAD YANKALILLA SA 5203 Sold Price \$985,000



5 1 12 27.92ha 203m<sup>2</sup>  Update

Year Built	1985	DOM	106 days
Sold Date	24-Oct-22	Distance	2.38km

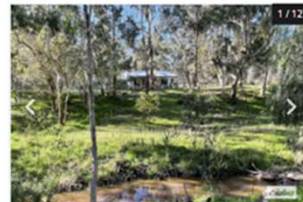
First Listing [Best offer by 22nd July 2022 @ 5 pm](#)

Last Listing [Contact Agent](#)

Notes from your agent  Feature this comparable

This property has a run-down farmhouse on it  
 27.92 ha = \$35,279 per ha  
 68.99 acres = 14,227 per acre

**12** 2796 INMAN VALLEY ROAD YANKALILLA SA 5203 Sold Price \$935,000



- - - 32.37ha -  Update


Year Built	1980	DOM	51 days
Sold Date	29-Sep-22	Distance	3.91km

First Listing [Best offer by Monday 29th August 2022 @ 5pm USP](#)


Last Listing [Best offer by Monday 29th August 2022 @ 5pm USP](#)

Notes from your agent  Feature this comparable

This property has lots of sheds  
 32.37 ha = \$28,884 per ha  
 79.98 c acres at \$11,690 per acre



**1** 223 NOSWORTHY ROAD INMAN VALLEY SA 5211 Sold Price \$4,850,000



- - - 218.20ha -  Update

Year Built	-	DOM	-
Sold Date	16-Mar-23	Distance	10.83km

First Listing [-](#)

Last Listing [-](#)

Feature this comparable

218.20 ha = \$22,227 per ha  
 539.1 acres = \$8,996 per Acre

**4** 279 SAMPSON ROAD MYPONGA BEACH SA 5202 Sold Price \$1,503,000



- - - 107.60ha -  Update

Year Built	-	DOM	132 days
Sold Date	11-Apr-22	Distance	9.23km

First Listing [Expression of Interest](#)

Last Listing [\\$1,350,000 - \\$1,450,000](#)

Feature this comparable

107.6 ha = \$13,968 per ha  
 265.88 acres = \$ 5,652 per acre

# IMPORTANT INFORMATION

This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information (“Properties”) to assist the Recipient in deciding whether to acquire them.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all

liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.





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