



# FOR SALE

## PRIME 5.14HA FARMLAND - YAHL'S AGRICULTURAL GEM

Nestled in the heart of South Australia's productive agricultural region, this exceptional 5.14-hectare commercial farmland presents an outstanding opportunity for investors and farming enthusiasts alike. Located at 322 Lange Road in the historic hamlet of Yahl, this versatile property offers endless potential for diverse agricultural ventures.

Just 7 kilometres southeast of Mount Gambier, this prime farmland benefits from the region's renowned fertile soils and favorable climate conditions. The property's strategic location provides easy access to major regional centres while maintaining the tranquility of rural living that Yahl is celebrated for.

The land spans an impressive 5.14 hectares of productive farmland, complemented by a practical 550 square meter building that offers flexibility for various agricultural operations. Whether you're considering livestock farming, crop production, or specialized agricultural enterprises, this property provides the foundation for success.

- Rich agricultural heritage in a region known for its productive farming
- Convenient proximity to Mount Gambier's services and facilities
- Versatile land suitable for multiple farming applications
- Established building infrastructure ready for immediate use

Yahl's fascinating history adds character to this investment opportunity. The area, originally inhabited by the Bungandij people, takes its name from the Aboriginal word meaning "waters, much water" – a testament to the region's excellent water resources that have supported agriculture for generations.

The hamlet boasts heritage-listed properties including the Former Oast House and German-style cottage, reflecting the area's rich cultural diversity. This agricultural gem sits within the federal division of Barker and the state electoral district of Mount Gambier, ensuring strong political representation for rural interests.

- Heritage-rich community with strong agricultural traditions
- Excellent water resources supporting sustainable farming

2 BED | 1 BATH | 1 CAR

PRICE:  
\$1,450,000

OPEN FOR INSPECTION:  
N/A



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