



2 Railway Terrace
Mount Gambier SA 5290
Tel: 8725 0700
w: www.oconnorandgraney.com.au
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For Sale by Public Auction

'Windiknowie' - TR & CM Little

Auction Friday 19th October 2018 at The Commodore on the Park
Commencing at 11am (SA time)

Located approx 20 mins from Mount Gambier and held in the family for over 70 years, 'Windiknowie' is a blue ribbon property with a proven record of producing some of the highest quality export lambs in the region.

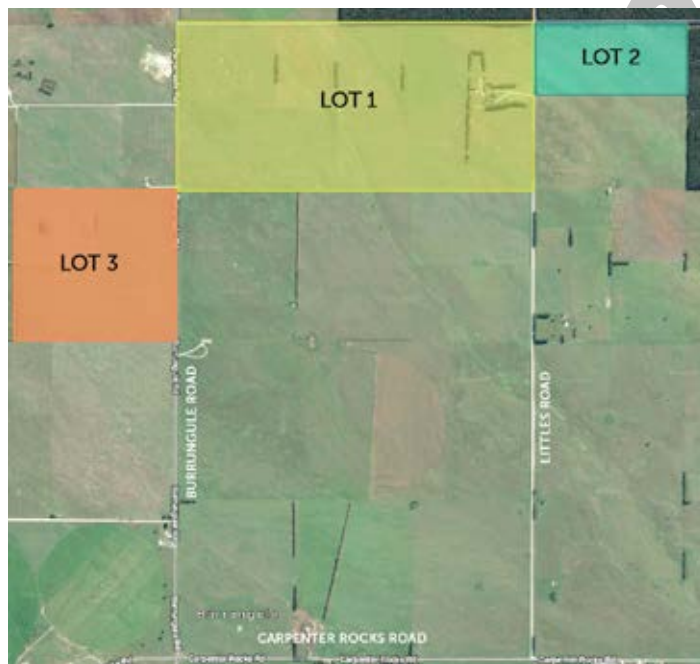
An impeccably presented property exhibiting flint country with outstanding carrying capacity (1,500 top 1st x Ewes ex Naracoorte Blue Ribbon Sale, 20 crossbred breeding cows and fattening 20 steers.

Lot 1 - Windiknowie Homestead: 371 acres (Water Licence no. 13627 taking 111 megs)

Lot 2 - Littles Road: 65 acres

Lot 3- The Coola Block: 157 acres

Vendor Finance available. **To be sold in 3 contingent lots.**



Inspection by appointment. Contact:
Ben Jones 0400 818 525
Garry Graney 0409 856 169

Accredited Member
rma network.
Independent Livestock & Property Agents

RLA 47536



Lot 1: Windiknowie Homestead - 371 acres

Improvements:

Main dwelling

- Mt Gambier stone and colourbond roof (roof redone 18mths ago & house repainted 2 yrs ago)
- 3 bedrooms
- Kitchen
- Lounge
- Sunroom
- Laundry
- Office
- Bathroom with toilet
- Outside toilet
- Slow combustion heating
- Split system reverse cycle

Cottage

- Mt Gambier stone—1949 build (repainted 2 yrs ago)
- 1 bedroom
- Lounge & kitchen
- Bathroom & toilet

Farm

- 4 x 2,000 gallon tanks
- 1 x 1,500 gallon tanks
- 3 stables and chaff house
- 2 silos
- Hay shed
- 2 stand shearing shed, 250–300 head holding capacity
- Sheep yards + secondary sheep yards
- 4 deck sheep loading ramp
- Cattle yards
- Sundry machinery shed
- Workshop with concrete floor and power
- 4 bay garage (60" x 20") with concrete floor and power
- Irrigation bore
- Water licence (no. 13627)



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Lot 2: Littles Road - 65 acres

- 2 paddocks
- 1 mill with 1,000 gallon tank
- Stock water to both paddocks





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Lot 3: The Coola Block - 157 acres

- Bitumen road frontage
- 3 paddocks
- 1 mill with 2,000 gallon tank
- Stock water to all paddocks



Settlement: Thursday 31st January 2019.
10% deposit on fall of hammer.

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