







Your Opportunity to Own a Unique Bushland Property with Endless Potential

234.00ha

Price	SOLD for $460,000
Property Type	Residential
Property ID	11241
Land Area	234.00 ha
Warehouse Area	285 m2

Nestled just off the Augusta Highway between Port Pirie and Port Augusta, this exceptional parcel of land spans approximately 234 hectares (580 acres) across three freehold titles. Ideally positioned, this property offers a rare combination of commercial opportunities and a unique rural lifestyle.

The land's strategic location makes it perfect for various uses, including a depot for pastoralists moving livestock closer to market, an addition to existing farming operations, or as a prime equine agistment property. Its easy access and versatility cater to a broad range of livestock needs.

Formerly home to the iconic Baroota Rodeo and the well-known Baroota Campground, this property is steeped in history. The rodeo yards, judging platform, and selling sheds remain intact, offering the chance to reinvigorate its legacy. The campground, now closed, presents a fantastic opportunity for new ownership. Travelers can once again enjoy camping in this scenic outback setting with excellent amenities, including quality toilet and shower facilities, undercover shelters, and proximity to the coast and major regional hubs.

This property is ideal for a hands-on operator looking to step into the growing

Agent Details

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tourism sector or secure a foothold in the highly desirable Spencer Gulf region, right on the doorstep of the Southern Flinders Ranges. The flexibility to open and close the campground at your discretion adds further appeal, whether for exclusive private use or a tailored seasonal operation.

The nearby coastline is just minutes away, offering secluded beaches renowned for exceptional King George Whiting fishing during high tide and Blue Swimmer Crab raking at low tide. It's a coastal and outback lifestyle rolled into one.

Key Features and Infrastructure:

- **Land**: Approximately 234 hectares (580 acres) with four paddocks and ample bluebush grazing.
- **Campground**: Council-registered, including men's and women's ablution blocks with gas hot water, greywater, and septic systems.
- **Large Shed**: A versatile 45x60-foot structure with potential for events or additional facilities.
- **Water Supply**: Bore with submersible pump yielding 1,500 gallons per hour, to be powered by a generator.
- **Fencing**: Most of the boundary fences are in good condition.
- **Shelters**: Various weather sheds across the campground for camper convenience.

Location Highlights:

- 7.2 km north of Port Germain
- 32 km north of Port Pirie
- 60 km south of Port Augusta
- 250 km north of Adelaide

Situated along Highway 1, connecting Eastern and Western Australia, this property is a rare and exciting opportunity.

Don't miss your chance to own and operate a property with such diverse potential, from tourism to agriculture, and to live your bush camping dream. Contact us today to arrange a viewing and start exploring the endless possibilities!

RLA228106

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