

Hummocks Station, 45 Barunga Homestead Rd, Snowtown







LIVE THE CHARMING RURAL LIFESTYLE DREAM!

4 1 2 13.87ha

It begins with a turn off the Augusta Highway, where the pace of life quietly shifts and the horizon seems to stretch just a little further. The air feels different out here; cleaner, slower and carrying with it a sense that time has layered itself gently across the land, rather than rushed through it. Hummocks Station doesn't announce itself loudly; it reveals itself gradually, like a story waiting to be told.

Just ninety minutes* from Adelaide, yet a world away, the property sits at the heart of some of South Australia's most celebrated regions. The Clare Valley lies within easy reach, as does the Yorke Peninsula, while the northern landscapes hint at the beginning of the Flinders Ranges. It is a place that feels central to everything, yet wonderfully removed at the same time.

There is history here, real, tangible history. Once part of one of Australia's earliest pioneering sheep stations under Thomas Elder, the land still carries the quiet imprint of those early days. The homestead, with its origins in the early 1860's, stands as a testament to that past. Its walls have seen generations come and go, yet inside, it offers the comfort expected of modern living. Wide rooms, high ceilings, and four generously sized bedrooms create a sense of space that is increasingly rare. The lounge invites quiet evenings, the kitchen and dining areas bring people together, and beneath it all, a cellar

Price	CONTACT AGENT
Property Type	Residential
Property ID	11347
Land Area	13.87 ha

Agent Details

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whispers of stories shared over decades.

Step outside, and the property begins to unfold in layers. The restored store and trap shed carries a rustic charm that lends itself equally to lively gatherings or peaceful retreats for guests. Nearby, the guest accommodation extends that sense of welcome, supported by both a commercial kitchen and an additional kitchen, making the property as functional as it is inviting. A renovated hall offers yet another dimension; perhaps for celebrations, events, or simply a place where people come together.

Working infrastructure blends seamlessly with lifestyle. There are stables that have been thoughtfully restored, an implement shed ready for use, and a larger shed complete with laundry and vermin-proof storage. Everything here feels considered, purposeful, and ready to support both ambition and ease. With rainwater and solar power systems in place, the property stands comfortably self-sufficient.

Yet it is the land itself that truly defines Hummocks Station. The Barunga Creek winds its way through the property, bringing life with it. Ancient red gums rise along its banks, their branches sheltering native birds and wildlife that move freely through this natural haven. Tucked among the trees, numerous bush camps offer quiet, private spaces where visitors can connect with the landscape in a way that feels both simple and profound.

For those seeking more than lifestyle alone, the station quietly delivers opportunity. Three self-contained units provide a steady, passive income, complemented by fifteen powered caravan sites that invite travelers to stay a little longer. It is a place where lifestyle and livelihood exist side by side, each enhancing the other.

As the day fades and the light softens across the paddocks, Hummocks Station reveals its true essence. It is not just a property, but a way of life; one grounded in history, enriched by nature, and open to possibility. Here, the dream is not something distant or imagined. It is already waiting, ready to be lived.

You really need to view this character filled property to get an idea of its full potential!

Further photos and floor plans available at
www.wardleco.com.au/property/11347

For further information or to book a private inspection please contact:

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Council Rates 25/26 - $1,646.50 per annum

Zoned Rural

Land Size - 13.87ha*

Certificate of Title - 5075/667

Local Council - Wakefield Regional Council

*Denotes approximate

RLA228106

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