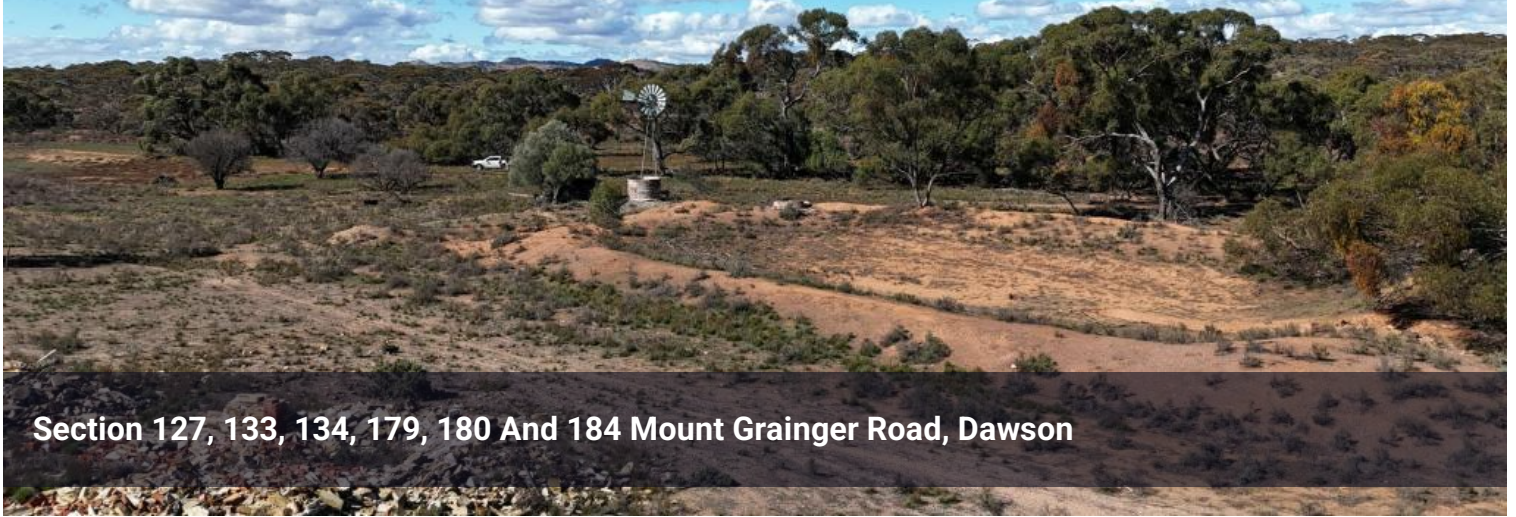


Sold



Section 127, 133, 134, 179, 180 And 184 Mount Grainger Road, Dawson



'Batis & Rawlins'

Wardle Co Real Estate are pleased to present three rural holdings, each with their own distinct character and potential, available for genuine sale. Located near local selling centres and with easy access to the Barrier Highway, these properties offer opportunities for grazing, lifestyle enjoyment, and outdoor adventure.

The country is diverse and appealing, with native mallee scrub, turpentine bush and open grazing areas creating an environment well-suited for both livestock and exploration. For the outdoor enthusiast, the properties provide endless possibilities—motorbiking along established tracks, hiking across varied terrain, camping beneath the stars, or simply enjoying the abundance of wildlife that inhabit the land. Eco-tourism potential also exists, with the natural landscape offering a true getaway experience.

Whole - 7,149 acres | 2,893.3ha*

Lot 1 – Rawlins

Rawlins is located approximately 9kms North of Oodla Wirra.

- 2,215 acres | 896.4ha*
- Predominantly mallee scrub with some open flats
- An excellent getaway/weekend block.

📏 2,893.30ha

Price	SOLD
Property Type	Residential
Property ID	11736
Land Area	2,893.30 ha

Agent Details

James Wardle - 0407 362 105
Angus Barnden - 0427 662 812

Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA,
5523 Australia
08 8636 2351



- Fencing in need of repair to run livestock
- Improved with an unequipped bore (approx. 125' Deep) + well.

There are already a number of tracks throughout the property with some open areas suited for development (STC) or camping.

Lot 2 – Batis West

Batis West is located on the Barrier Highway 5.8km approx. North East of Oodla Wirra.

- 2,702 acres | 1,093.5ha*
- A good mix of open grazing country and scrub for shelter
- Generally well fenced (The eastern boundary will require fencing if sold separately to Batis East).
- Watered via 2 x windmill bores with tanks and troughs + multiple dams
- Improved with sheep yards located on the northwestern boundary which is central to the dividing fence for the two paddocks.

Lot 3 - Batis East

Batis East adjoins Batis West and comprises a good mix of open flats and hills grazing.

- 2,232 acres | 903.4ha*
- Access is via a 4WD track off the Barrier Highway, adding to its sense of seclusion and adventure.
- Fencing is a mix of good plain wire and sections in need of replacement.
- The property includes a semi-permanent spring + dams
- The property features the ruins of the original homestead and shearing shed.
- Wildlife is abundant, with feral goats and other species traversing the land, making it ideal for those who enjoy exploring and connecting with nature.
- The sale of Lot 3 is contingent on the sale of Lot 2.

Together, these three rural allotments offer an exceptional opportunity for grazing, recreation, and weekend escapes. Whether taken individually or as a whole, the combination of native scrub, open country, water infrastructure, and natural features makes this offering a rare chance to secure a versatile rural holding in the Upper North.

For Sale by Expressions of Interest

Due 12pm Tuesday 7th October 2025 Unless Sold Prior

Information Memorandum available upon request

Angus Barnden 0427662812

James Wardle 0407362105

*Denotes Approximate

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.