







Productive Cropping Land

Wardle Co Rural is proud to present 'Flavels' For Sale by Auction

An excellent opportunity to secure productive cropping land in one of South Australia's Mid North farming districts, 'Flavels' comprises two separate allotments situated at Huddleston and Beetaloo.

Offered for genuine sale as two separate Lots, the properties provide a versatile opportunity for existing farming enterprises looking to expand their cropping footprint, or purchasers seeking a quality agricultural investment.

Lot 1 – Home Block is prominently located on the Wilkins Highway, approximately 9 kilometres* east of Crystal Brook and 9 kilometres* west of Gladstone.

Lot 2 – Beetaloo is accessed via Pearce Road and is situated approximately 2.5 kilometres* northwest of Lot 1 as the crow flies.

Both properties are conveniently positioned with excellent access to surrounding grain receival and storage facilities at Crystal Brook, Gladstone and Port Pire.

'Flavels' features productive brown loam soils and benefits from an average annual rainfall of 450mm*. The property has been managed under a sound cropping rotation with a strong fertiliser history, leaving the land in excellent

217.00ac

Price	For Sale by Auction
Property Type	Residential
Property ID	12552
Land Area	217.00 ac

Agent Details

James Wardle - 0407 362 105

Office Details

Crystal Brook
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agronomic condition and providing a solid foundation for continued cropping production.

Lot 1 – Home:

- Total Land Size: 99 acres | 40 hectares* [96 acres* arable]

Lot 2 – Beetaloo:

- Total Land Size: 118 acres | 47 hectares* [112 acres arable*]

Property Highlights

- Highly productive arable cropping land
- Fertile brown loam soils
- Manageable and practical allotment sizes
- Average annual rainfall of approximately 450mm*
- SA mains water connected to Lot 1
- Excellent agronomic condition
- Strong cropping and fertiliser history
- Convenient access to grain receival and storage facilities
- Located within a reliable Mid North farming district
- Excellent opportunity for ongoing cropping production, farm expansion or long-term agricultural investment
- Offered for genuine sale as two separate Lots

Sale Details

For Sale by Auction

1pm Friday 9th October 2026

Southern Flinders Sports Complex, Gladstone

For further information or to arrange an inspection, contact:

James Wardle

Wardle Co Rural

0407 362 105

*Denotes approximate.

RLA228106

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