



Section 102 Black Rock Road & Section 186 Sandland Road, Minvalara



'Hills & Super Shed Paddock'

Manageable Acreage | Grazing Potential | Rural Lifestyle

Wardle Co Rural is pleased to present 'Hills & Super Shed Paddock', two affordable rural holdings offering a practical entry into grazing, a useful addition to an existing operation, or the opportunity to secure your own piece of the Mid North.

Offered as two individual Lots, each property provides its own mix of grazing country, native vegetation and rural character, with Orroroo and the wider Flinders Ranges region within easy reach.

Whether you are looking to expand an existing grazing enterprise, establish a small-scale operation or simply secure a rural getaway with room to move, both properties offer manageable acreage without taking on an oversized holding.

Lot 1 – Hills Paddock

Section 186 Sandland Road, Minvalara

Located 19 kilometres south-east of Orroroo*, 'Hills Paddock' comprises 360 acres | 146 hectares* of open hills grazing country.

The property features a mix of red brown loam soils, with gullies, rocky

842.00ac

Price \$250,000 'Super Shed Paddock' & \$200,000 'Hills'

Property Type Residential

Property ID 12652

Land Area 842.00 ac

Agent Details

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outcrops, native shrubs and areas of acacia providing character and natural cover. The elevated country offers expansive views across the Black Rock Plains and plenty of room to explore.

Fenced into one paddock with generally sound fencing, the property provides a straightforward grazing block with renewed access from Sandland Road, however no water connected.

Property Highlights

- 360 acres | 146 hectares*
- Open hills grazing country
- Red brown loam soils
- Generally sound fencing
- Renewed access from Sandland Road
- 275–325mm* annual rainfall
- 19km* south east of Orroroo

Lot 2 – Super Shed Paddock

Section 102 Black Rock Road, Minvalara

Located 19 kilometres from Orroroo*, 'Super Shed Paddock' comprises 482 acres | 195.05 hectares* of generally flat, open grazing country.

A practical addition to an existing grazing operation, the property features a mix of red brown loam soils, with native grasses, shrubs and clovers providing useful grazing country.

Fenced into one paddock with generally sound plain wire fencing, the property also includes a windmill bore to tank and trough, along with the super shed with renewed roofing, providing valuable storage space for machinery, equipment or general rural use.

Property Highlights

- 482 acres | 195.05 hectares*
- Generally flat open grazing country
- Red brown loam soils
- Native grasses, shrubs and clovers
- Generally sound fencing
- Windmill bore
- Super shed 7 x 8m* with renewed roofing
- 275–325mm* annual rainfall
- 19km* south east of Orroroo

Agents Comments

'Hills & Super Shed Paddock' offers two different rural blocks, each providing an affordable and manageable way to secure acreage in the Mid North.

From the rising hills and views of 'Hills Paddock' to the practical grazing country, water and super shed of 'Super Shed Paddock', both Lots offer

genuine options for the buyer looking to keep things simple.

Ideal for a small grazing enterprise, an addition to an existing holding, or a rural lifestyle escape, these are properties where the size is manageable, the opportunities are practical and the price of entry is within reach.

Two Lots. Two different opportunities. One affordable step into the country.

For further information or to arrange an inspection, contact:

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*Denotes approximate

RLA228106

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