







'Oak Valley Aggregation'

4,937.00ac

Oak Valley Aggregation

4,937 Acres | 1,997.9 Hectares* – Mid North, South Australia

A substantial grazing opportunity with room to grow, adapt and invest in the future of rural Australia.

Wardle Co Rural is pleased to present 'Oak Valley Aggregation' a significant 4,937 acre* holding offered for genuine sale as a whole or in three contingent Lots.

With livestock and wool markets presenting opportunities for established and emerging producers, 'Oak Valley Aggregation' offers a practical entry into a standalone grazing operation or an existing enterprise looking to expand. The combination of manageable allotments, established water infrastructure and productive grazing country provides a platform for buyers looking to build long term value through considered land management and modern farming practices.

Situated within the Mid North, the properties offer a mix of rising hills, open grazing, native vegetation, gullies and creek lines. Red brown loam soils support a combination of native grasses, clovers and shrubs, while existing

Price	For Sale by Expression of Interest
Property Type	Residential
Property ID	12760
Land Area	4,937.00 ac

Agent Details

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

Office Details

Jamestown
70 Ayr St Jamestown, SA, 5491
Australia
08 8664 1599

dams, solar bores and watering infrastructure provide a starting point for efficient livestock management. With average annual rainfall of 275–325mm*, the country presents an opportunity to develop a grazing program suited to local conditions, seasonal rainfall and available feed.

The property has destocked throughout the season presenting a body of feed for the incoming buyer.

Whether your focus is sheep and wool production, livestock grazing, expanding an existing holding or securing a rural asset for the future, 'Oak Valley Aggregation' presents a chance to invest in productive country with flexibility around how you enter and develop the opportunity.

Lot 1 'Edson's' – 1,746.1 Acres | 706.6 Hectares*

Rising hills grazing with gullies, fertile red brown loam soils, rocky outcrops and native vegetation providing natural cover. The property includes several dams with substantial holding capacity and a solar bore, offering established water infrastructure to support a grazing enterprise.

Property Highlights

- 1,746.1 acres | 706.6 hectares*
- Open, rising grazing with gullies
- Red brown loam soils
- Plain wire fencing with a combination of steel and timber posts
- Several dams and a solar bore
- Average annual rainfall of 275-325mm*

Lot 2 'Ham's' – 1,854.3 Acres | 750.4 Hectares*

A versatile combination of rising and shrubby grazing country, with creek lines and a well-rounded mix of natural feed and shelter. Existing infrastructure includes a shearing shed and yards, a dam, and a solar bore with tanks and troughs. Fertile red brown loam soils, native grasses and clovers provide a foundation for seasonal grazing management.

Property Highlights

- 1,854.3 acres | 750.4 hectares*
- Rising and shrubby grazing country
- Red brown loam soils supporting native grasses and clovers
- Station cyclone and plain wire fencing with steel and timber posts
- Solar bore, tanks, troughs and dam
- Shearing shed and sheep yards
- Average annual rainfall of 275-325mm*

Lot 3 'Bowman's' – 1,336.7 Acres | 540.9 Hectares*

Rising hills grazing with creeks and gullies extending through the northern sections. Red brown loam soils support native grasses, clovers and shrubs,

providing a varied grazing environment. The property is complemented by a solar bore, tank, troughs, dam, sheep yards and an old ruin house.

Property Highlights

- 1,336.7 acres | 540.9 hectares*
- Rising hills grazing with creeks and gullies
- Red brown loam soils
- Plain wire and station cyclone boundary fencing, with steel and timber posts
- Internal plain wire fencing with steel posts in sections
- Solar bore, tank, troughs and dam
- Sheep yards and old ruin house
- Average annual rainfall of 275-325mm*

Agents' Comments

"Oak Valley Aggregation" represents an opportunity to take a considered position in the rural industry, with the flexibility to expand an existing grazing enterprise or establish an operation of your own.

Located approximately 66km north of the Jamestown Saleyards, the aggregation is well positioned to access established livestock marketing facilities, with freight opportunities to wool stores in Adelaide providing an important link to the broader wool industry. The nearby township of Orroroo also offers practical rural services, including rural supply outlets and livestock carriers, supporting the day-to-day requirements of an operating grazing enterprise.

With three individual allotments offered as contingent Lots, purchasers can assess the scale and infrastructure that best suits their plans. The properties combine varied grazing country, established water infrastructure and practical improvements, providing a foundation for a livestock enterprise that can be developed progressively and managed with the benefit of modern technology.

With livestock and wool markets presenting opportunities for producers, Oak Valley offers scope to invest in productive country, improve operational efficiencies and develop a grazing business around sound land management, seasonal conditions and market requirements. For existing operators, it presents an opportunity to increase carrying capacity across a broader holding, while new entrants can consider establishing a standalone venture with a manageable approach to infrastructure and future development.

Whether you are adding acres to an existing operation or taking your first step into rural ownership, Oak Valley Aggregation offers the flexibility, location and potential to make your next move in the Mid North.

Oak Valley Aggregation – Productive country, established rural connections and an opportunity to invest in the future.

For Sale by Expressions of Interest Contingent Lots

Price Guide $200 - $220 per acre

Due 12pm Thursday 17th of December 2026

For further information or to arrange an inspection, please contact:

Angus Barnden
0427 662 812

James Wardle
0407 362 105

Wardle Co Rural

RLA228106

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