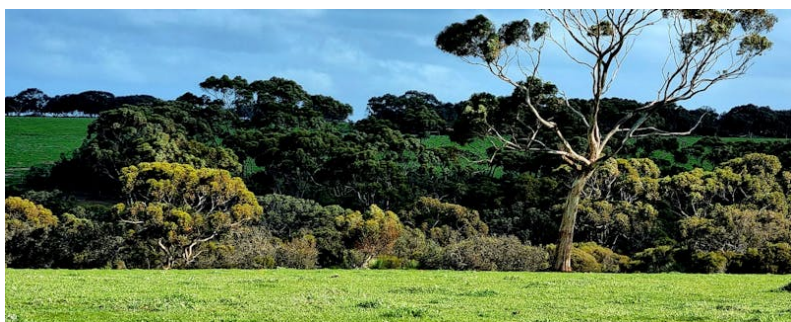




958 Crabbs Road, NEWLAND, SA 5223

'Stirlings' - A Coastal Country Escape with Agricultural Heart on Southern Kangaroo Island

406.00 hectares, 1,003.23 acres

Pieces 96 & 97, 958 Crabbs Road, Newland, Southern Kangaroo Island, SA

406 ha (1,003 acres) â## Freehold Title

A rare opportunity to secure a large-scale rural holding on Kangaroo Island's spectacular south coast. "Stirlings" offers a unique blend of productive farmland, pristine native bushland, and stunning ocean views - ideal for farming, lifestyle, or conservation-minded buyers.

Property Highlights:

- 406 hectares (1,003 acres) freehold land
- Approx. 70% cleared and arable, with over 50% mowable
- Securely fenced into 10 paddocks, each with at least one dam

TYPE: For Sale

INTERNET ID: 300P186233

SALE DETAILS

**Highest and Best Offer
Price Guide \$2.6m**

CONTACT DETAILS

**Elders Real Estate
Kangaroo Island**
12 Telegraph Road
KINGSCOTE, SA
08 8551 4108
RLA: 62833

Philip Keen
0438 308 650

- Strong super history and average annual rainfall of 550â##600 mm
- Livestock carrying capacity: 4â##5 DSE
- Sheep and cattle yards on site
- Cattle breeding enterprise established since 2010
- Ocean views from multiple elevated sites - perfect for a future home or retreat
- Pastures feature Trikkala, Mount Barker and Woogenellup Clovers, Victorian Perennial Ryegrass and Wimmera Ryegrass - delivering lush spring growth and excellent feed quality

Natural Features:

- Rainy Creek runs west to east through the property
- Headwaters of the Eleanor River located in the southern section
- Approx. 90% of remnant vegetation fenced off for conservation
- Home to marron, wedge-tailed eagles, glossy black cockatoos, and koalas
- Outstanding shelter belts and mature eucalyptus stands

Fencing & Infrastructure:

- Boundary fencing: 6-line cyclone with 2 barbs, wooden posts at 10m intervals
- Internal fencing: similar quality, with some 5-line sections
- Originally cleared and developed in the early 1980s
- Cropping history includes wheat (up to 5T/ha), barley, and canola

Lifestyle Appeal:

- Secluded and private setting
- Clean air, coastal breezes, and panoramic views
- Ideal for nature lovers, conservationists, or those seeking a peaceful rural lifestyle
- Stirlings offers a rare opportunity to establish a solar-powered, off-grid lifestyle in a pristine natural setting. Mains power is close by, giving flexibility for future connection if desired.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 406 hectares

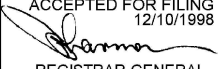










	S.A. LANDS TITLES OFFICE RE-IDENTIFICATION PLAN	PLAN NUMBER FP 214884 SHEET 1 OF 1 ACCEPTED FOR FILING 12/10/1998  REGISTRAR-GENERAL
---	--	--

AREA : NEWLAND & OTHERS
LGA : DISTRICT COUNCIL OF KINGSCOTE
HUNDRED : NEWLAND
SECTION : P S 28

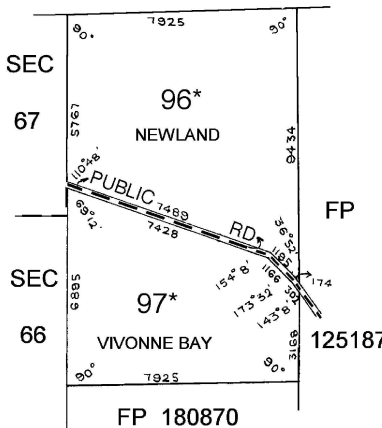
THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3398/83

SCHEDULE OF PIECES COMPRISED IN ONE ALLOTMENT

PIECES COMPRISED IN ONE ALLOTMENT	TOTAL AREA
96* & 97*	1003 Acres

★ ASTERISK DENOTES PIECE IDENTIFIER ONLY.

SEC 68



FP 180870

40 20 0 40 Chs.

FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION