



325 Maranoa Downs Road, STEWART RANGE, SA 5271

'Maranoa Downs' and 'Kingurra' Turnkey Investment Grade Mixed Farming Portfolio

2,368.00 hectares, 5,851.33 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Maranoa Downs' and 'Kingurra', two of the Middle South East's most notable mixed farming enterprises.

Ideally located 17km* west of the renowned regional township of Naracoorte, 'Maranoa Downs' and 'Kingurra' form a versatile and scalable 2,368 hectares (5,851 acres)* supported by extensive accommodation and working infrastructure, a high-quality natural resource base, reliable natural water supply and an excellent balance of topography with significant investment made into pasture improvement, soil amelioration and fencing.

Key investment features:

- Total Land Area: 2,368 hectares (5,851 acres)*
- o 'Maranoa Downs': 1,699 hectares (4,199 acres)*

TYPE: For Sale

INTERNET ID: 300P186886

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Grant Schubert

o 'Kingurra': 668 hectares (1,652 acres)*

- Quality accommodation including a well presented and recently renovated four-bedroom, two-bathroom residence located on 'Maranoa Downs', in addition to a four-bedroom, three-bathroom home on 'Kingurra'
- Extensive working infrastructure including two shearing sheds with adjoining sheep yards, steel cattle yards, and quality machinery, hay and sundry shedding
- Significant investment into pasture improvement including an established selection of Phalaris, lucerne, ryegrass, clover, chicory and cocksfoot, supported by an ongoing fertiliser and input history
- Reliable natural water supply via numerous natural catchment dams, fully reticulated trough system and four fully equipped bores
- Quality standard of fencing incorporating strategically designed laneway systems for ease of stock movement
- 'Kingurra' is ideally positioned 7.5km* (linear distance) south of 'Maranoa Downs'
- Highly renowned for the production of prime beef, lamb, wool and fodder
- Ideally located 17km* west Naracoorte, 118km* north of Mount Gambier and 337km* south east of Adelaide

'Maranoa Downs' and 'Kingurra' are to be offered for sale as a whole or as two separate contingent assets via Expression of Interest closing Thursday 13th November 2025 at 4pm (AEDT).

A comprehensive Information Memorandum is available upon request.

Grant Schubert 0429 077 033

Nick Myer 0427 610 278

* denotes approximately

- Land Area 2368 hectares
- Bedrooms: 8
- Bathrooms: 5



HOMESTEAD

Bedrooms	8
Bathrooms	5







