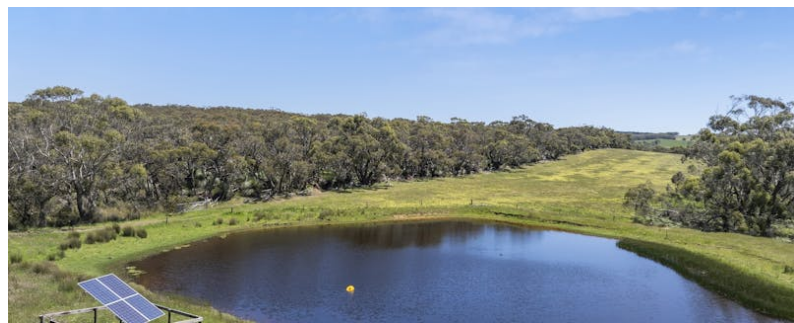




2602 Range Road, WILLOW CREEK, SA 5211

Fraser Aggregation - A Premium Rural Offering in South Australia's Fleurieu Peninsula

478.34 hectares, 1,181.97 acres

Aruna & Kulaganga â## Willow Creek, Fleurieu Peninsula SA

Available Individually or Together.

For Sale by Expression of Interest

Closing Wednesday, 10 December 2025 at 11:00am, Unless Sold Prior

Price Guide

- Aruna â## approx. 730 acres, 295.49 ha: \$4.95m
- Kulaganga â## approx. 452 acres, 182.9 ha: \$3.25m

Productive | Picturesque | Title-Ready

TYPE: For Sale

INTERNET ID: 300P188404

SALE DETAILS

Expression of Interest
Closing 10/12/25 11am
(USP)

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Philip Keen
0438 308 650

South Australia's Fleurieu Peninsula is renowned for its rolling hills, reliable rainfall, and scenic beauty. Nestled within this landscape is a standout rural opportunity: the Fraser Aggregation. Comprising two adjoining properties, Aruna (approx. 730 acres / 295.5 ha) and Kulaganga (approx. 452 acres / 182.9 ha), this aggregation offers a combined 1,182 acres / 478.4 ha of productive grazing country in the Willow Creek region.

A major drawcard for buyers is the flexible title structure. Fraser Aggregation is currently held under two Certificates of Title, with the potential to convert into up to five titles (STPC). This opens up exciting possibilities for succession planning, land configuration, or multi-generational ownership.

Available individually or together, both holdings present a rare chance for buyers seeking scale, flexibility, and lifestyle appeal. The land is gently undulating, with loamy soils and renovated ryegrass and clover pastures. Both properties enjoy a reliable average annual rainfall of 731 mm, supporting consistent livestock and fodder production.

Water security is a key feature, with multiple dams (some spring-fed), a 137,000L concrete tank, and a solar/electric pump system that allows independent operation across both properties.

Aruna features a comfortable 4-bedroom home built in 1999, along with a steel garage, rainwater tanks, cattle yards, and shedding, including a former shearing shed. Kulaganga includes a transportable 3-bedroom home, steel and timber cattle yards, and a former shearing shed. Both properties are connected to SA Power and are well-fenced with quality materials.

Located just 20 km west of Victor Harbor, 16 km southeast of Yankalilla, and 89 km south of Adelaide, Fraser Aggregation is easily accessible while retaining the peace and privacy of a true country setting.

Whether you're a farming family looking to expand, an investor seeking long-term rural value, or a lifestyle buyer dreaming of a scenic escape, Fraser Aggregation delivers on all fronts: productivity, infrastructure, location, and natural beauty.

Please contact the Agent for a comprehensive information memorandum.

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 478.338429 hectares









