



42666 Eyre Highway, MUDAMUCKLA, SA 5680

"Mudabie" 18,408ha As A Whole WIWO or 7 Non Contingent Lots.

18,408.03 hectares, 45,486.24 acres

Mudabie represents a rare opportunity to acquire one of the region's most significant mixed farming enterprises, encompassing a total land area of 18,408.03 hectares. Comprising approximately 12,476 hectares of arable broadacre cropping land, the property offers scale, operational efficiency and diversification through a proven combination of cropping and livestock production.

Strategically assembled over many decades, Mudabie has evolved into a highly efficient and well-balanced agricultural holding. The property supports extensive broadacre grain production while also sustaining a self-replacing Merino sheep flock, providing a diversified income base and operational flexibility across varying seasonal and market conditions. The scale and configuration of the holding deliver significant efficiencies in management, machinery utilisation and livestock operations.

Mudabie is deeply rooted in the history of the district and has remained in the ownership of the Kuhlmann family for more than 115 years. The family's association with the land commenced in 1911 when Charles "Harry" Kuhlmann leased the first portion of what would become the present-day holding. Through successive

TYPE: For Sale

INTERNET ID: 300P198503

SALE DETAILS

**EOI Closing 5pm 3rd
September 2026**

CONTACT DETAILS

**Elders Real Estate Clare
Valley / Burra**

230 Main North Road
Clare, SA
08 8842 9300

Rob Calaby
0428560301

generations, the property has been carefully expanded and consolidated into the substantial enterprise offered today.

The offering presents purchasers with exceptional flexibility. Mudabie is available for acquisition either as a whole on a Walk-In Walk-Out (WIWO) basis, providing immediate access to an established and fully operational farming enterprise including the opportunity to retain the experienced operational team and entire existing plant and equipment, or as seven non-contingent lots, enabling buyers to secure individual components of the holding according to their investment objectives and operational requirements.

Opportunities of this scale, quality and provenance are increasingly scarce. Mudabie combines productive agricultural land, a long history of family stewardship, established mixed farming systems and significant future potential within a single offering. Whether sought as a large-scale expansion opportunity, a standalone agricultural investment or a strategic aggregation, Mudabie presents a compelling proposition for investors and farming enterprises alike.

Mudabie is offered for sale by Expression of Interest, providing purchasers with the opportunity to secure a landmark agricultural asset with a proven history of productivity and long-term ownership.

Information Memorandum available on request and inspections by appointment only.

- Land Area 18408.03 hectares





