

“FOR SALE BY EXPRESSIONS OF INTEREST” CLOSING 1PM FRIDAY 30TH OCTOBER 2026 (if not sold prior)

**523 O’Neils Lane
WATTLE RANGE**
Situated 17kms from Millicent

Information Memorandum



SALE DETAILS

'523 O'Neils Lane, Wattle Range'

Closing 1pm Friday 30th October 2026

- Section 28 – 103Ha (254.42 acres)
- Section 29 – 319.3Ha (788 acres)
- Total 422.3 Ha (1042 Acres)
- Annual Rainfall of more than 700mm
- Well suited to highly productive Livestock Grazing
- Solid 3 Bedroom/2 Bathroom Solid brick Family home
- Annual Fertilizer of 100 – 120kg per Ha for at least 5 decades

Exclusive Selling Agent

John Chay
0439332729

john@jclivestock.com.au

Professionals Millicent

RLA 179064



Fencing and Water

Significant investment in new fencing and paddock infrastructure.
Central all weather laneway provides easy stock movement.

Land and Pastures

Black loam and sandy loam over clay.

Strawberry and Sub clovers, Balansa Clover, Ryegrass,
Phalaris, cocksfoot and chicory with annual rotation
of raphno, brassicas and chicory.

Livestock

Currently running 1800 self replacing ewes and finishing 2500
XB lambs annually.

Approximately 120 trade cattle (prior to dispersal was carrying 120 breeding
Angus Cows).

Description of Land:

Section 28, Hundred of Short

Title Volume 6088 Folio 880

103 Hectares (254.42 acres)

Section 29, Hundred of Short

Title Volume 6088 Folio 72

319.3 Hectares (768 acres)

Total – approximately 422.3 hectares (1,042 acres)



IMPROVEMENTS

HOMESTEAD

- 3 Bedroom/2 bathroom solid brick family home
- Freshly painted throughout
- Kitchen and Dining area
- Built in robes in two bedrooms
- Lounge room and Second Living area
- Single Car Garage under main roof

CATTLE YARDS

- Galvanized cattle yards with concrete flooring
- Undercover working area, cattle crush and
- Cement loading ramp

SHEARING SHED & SHEEP YARDS

- 4 Stand shearing shed
- 4 near new EVO plants
- Undercover sheep yards with Pratley Bulk Handler
- Kitchen area

SHEDDING

- Two substantial steel framed implement sheds with cement floors
- Timber framed four bay shed with workshop and power connected
- Large 4 Bay Enclosed dog run



CONCLUSION



Turn Key property in highly regarded and tightly held area with family home and outstanding facilities

- Situated in the area of Wattle Range district
- Highly productive Grazing property suited to both sheep and cattle
- Just 17km east Millicent
- Held by the same family for over 50 years

523 O'Neils Lane, Wattle Range offers the incoming purchaser, the opportunity to step straight into a highly productive and well managed farm - A credit to the vendors!

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 Professionals



NOTICE OF OFFER TO PURCHASE

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(Land and Business (Sale and Conveyancing) Regulations 2010 Regulation 20)

Note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. If you do enter into a contract of sale, it is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.

Attention Sales Agent: _____

I/We the Purchaser wish to make the following **best and final offer** ('Offer') to purchase the Property detailed below upon the terms of the reaforms Contract for the Sale of Land Residential Property ('Contract').

I/We acknowledge that if this Offer is accepted and subject to the above notice, I/we will be required to enter into and execute a Contract with the Vendor in these terms. I/We acknowledge I/we may be one of several parties making offers to purchase the Property for the Vendor to consider.

Property Address: _____

Purchaser 1: _____

Email _____ Mobile _____
Address _____

Purchase Price: \$ _____ **Deposit:** \$ _____

Proposed Settlement Date: _____ **Conveyancer:** _____

Conditions: Subject to Finance ☐ Yes ☐ No

Loan Amount: _____ **Financier:** _____

Other Conditions: _____

Signed by:

Purchaser 1 _____ Dated _____

ACKNOWLEDGEMENT AND CONSENT

The parties acknowledge and consent to each signing this document (and any notices given under this document or legislation) themselves, or by their attorneys and/or representatives, by electronic and/or digital signatures pursuant to the *Electronic Communications Act 2000* (SA) and the *Electronic Transactions Act 1999* (Cth) as applicable, and delivering this document and giving and receiving any communications relating to this document electronically.

Office Use

Purchaser sent a copy of this offer ☐ Yes Dated _____
Vendor notified and acknowledges receipt of this offer ☐ Yes Dated _____

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Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.