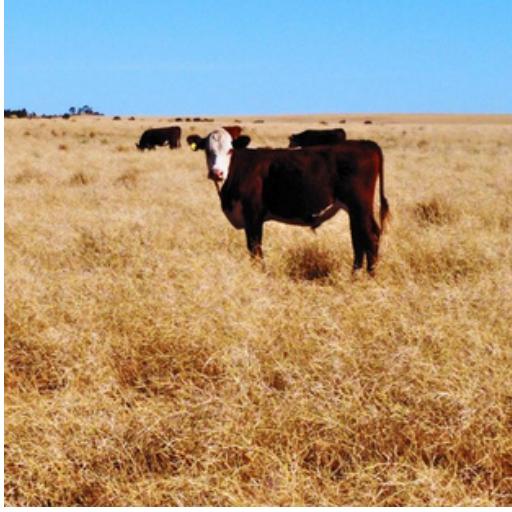






For Sale

Via Expression of Interest (EOI)

Total Area: 2,393.4 **ha/ 5,914 ac***

(Available as a whole or in 3 contingent lots)

The "Border Park" Aggregation

899 Mount China Road, Taplan SA 5311

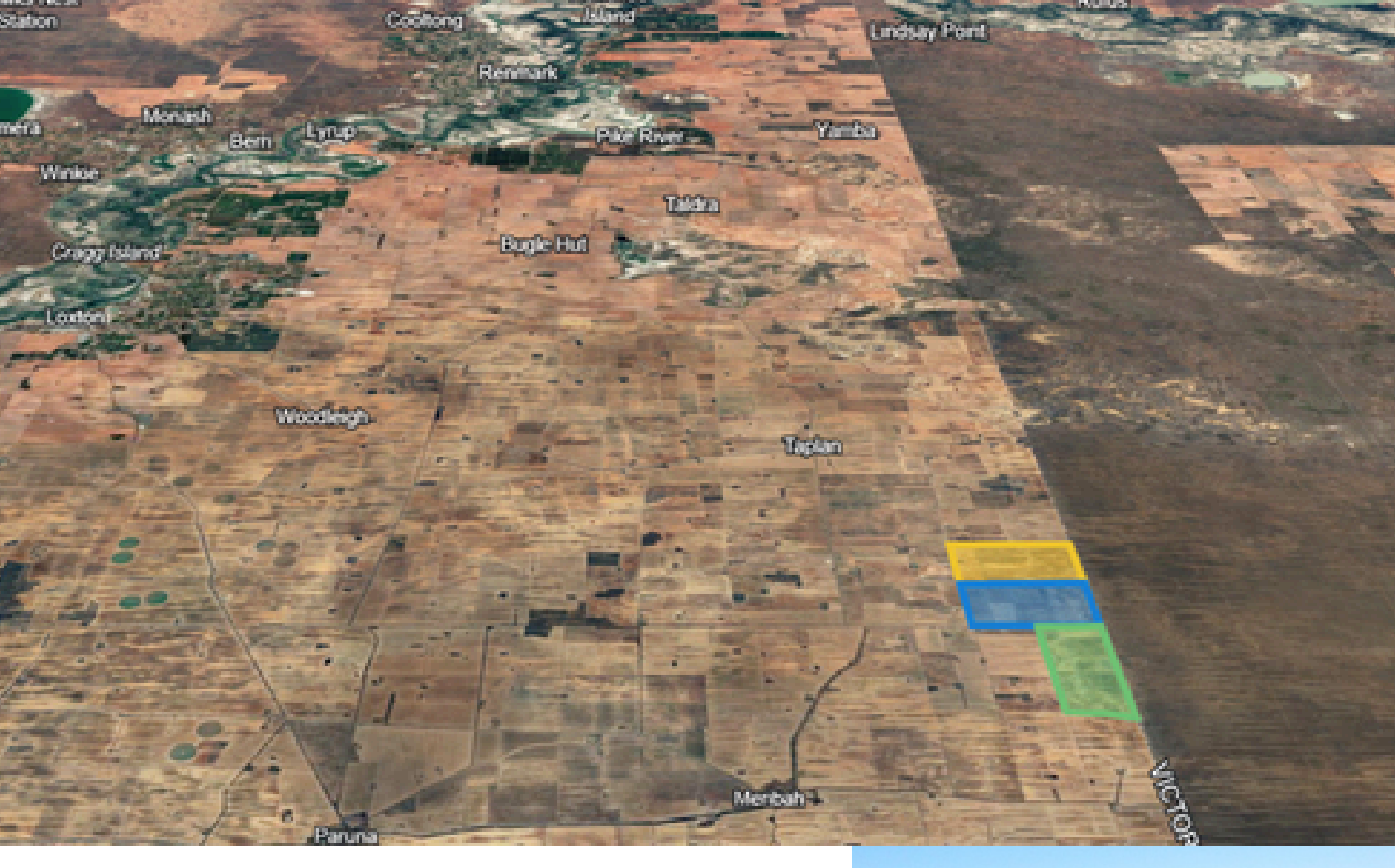
AWN

Matt Lewis
Rural Real Estate Sales
RLA 347262

0400 874 137 | mlewis@awn.net
awn.net/property



01628T-2408



The Offering

- **Total land area: 2,393.4ha/5,914ac***
- **Approximate arable area: 2,274ha/5,616.8ac***

- **"Lync's"** - 813.4ha/2,010ac
- **"Border Park"** - 815ha/2,014ac
- **"Hollywood"** - 765ha/1,890ac

- 3 adjoining Titles - Certified Organic
- 6 bed Homestead plus 1 bed self-contained cottage
- Separate SA Mains connection to each title
- Shearing Shed, Sheep & Cattle Yards
- Quality shedding and sealed silo complex







Executive Summary

The sale of the “Border Park” aggregation represents a once in a lifetime opportunity to acquire a significant holding of note in the tightly held and prized Taplan-Meribah-Paruna District of South Australia.

Consisting of 3 adjoining titles named “Lync’s”, “Border Park” & “Hollywood” the opportunity presents to buy as a whole or in 3 contingent lots. This aggregation has been thoughtfully and meticulously designed and laid out into a balanced mixed farming enterprise that incorporates well fenced and appropriately sized paddocks for effective grazing and efficient cropping. Planted and remnant shelter belts of native vegetation that are fenced scatter the landscape, whilst maintaining large open cropping paddocks.

Certified Organic, the possibilities are endless with organic produce in high demand. Under pinned by quality soils that range from sand and sandy loams over clay, to clay loams with areas of scattered and manageable loose surface limestone.

The properties are fenced and watered into 25 paddocks all of which are watered with reticulated potable mains water via a network of 5 header tanks and poly pipe to concrete troughs.

“Border Park” is central to the aggregation and is where all major infrastructure is built. A well-loved and charming Stone and brick 6 bed Homestead, 1 bed self-contained cottage, silo complex, shearing shed, sheep & cattle yards, machinery sheds, workshop and more are a feature of this property.



Location

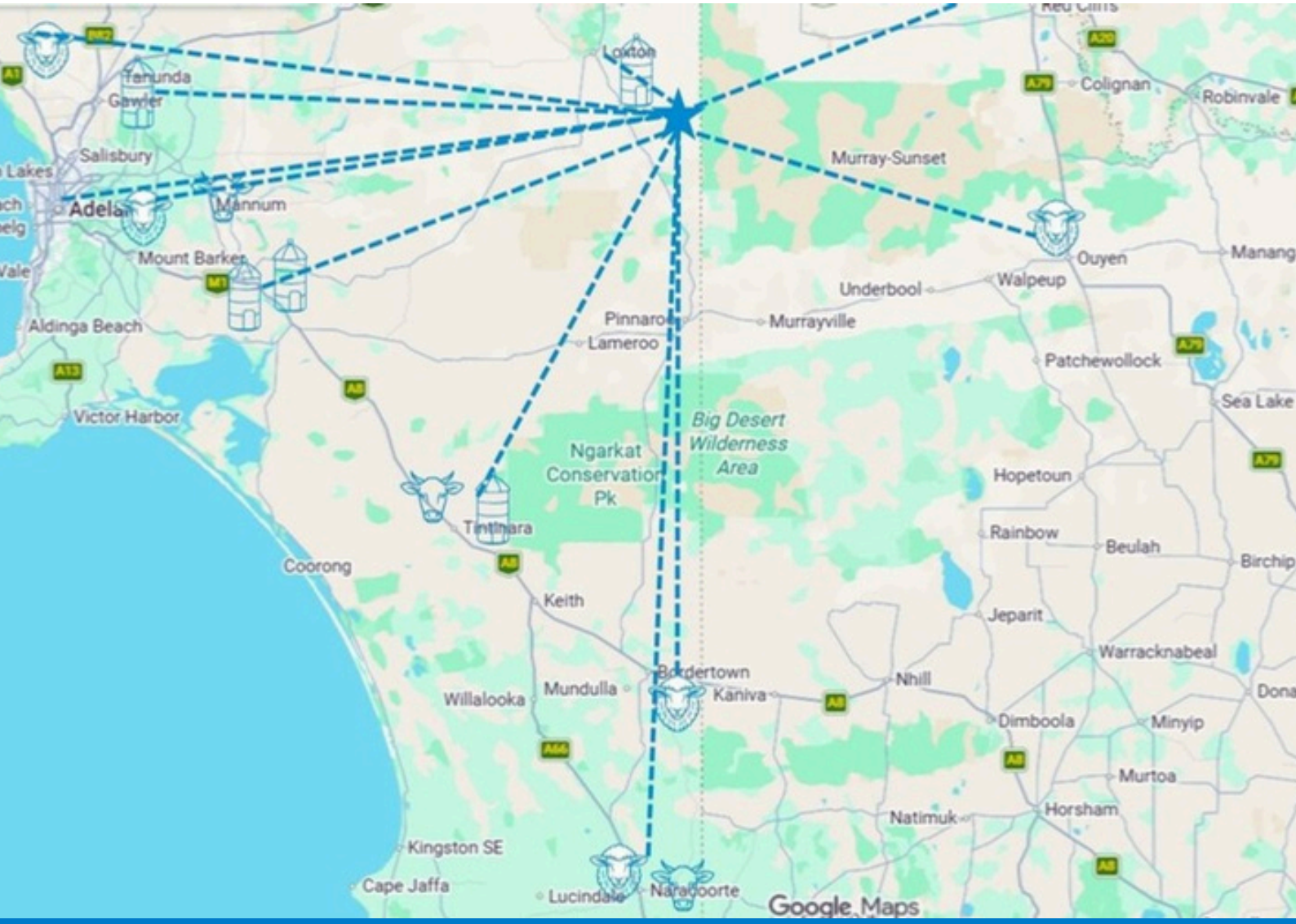
Ideally Located only 35 minutes* from the magnificent and bustling fully serviced Loxton main street & waterfront, with 33km of bitumen road from Taplan to Loxton. Huge domestic grain outlets nearby and great market access for livestock.

A daily school bus service comes to Taplan, with excellent Primary & Secondary schooling options in Loxton.

Mail is delivered Monday, Wednesday & Friday to Post Office boxes in Taplan, which is 13km* from the Homestead.

* denotes approximately

- Loxton – **46km***
- Adelaide – **267km***
- Mildura AP – **165km***
- Naracoorte – **310km***
- Westbrook F/lot – **36km***
- Ouyen Mkt – **230km***
- Sun Pork Feeds – **198km***
- Dublin Mkt – **290km***
- TFI Lobethal – **252km***
- Inghams Feeds – **197km***
- JBS B/Town – **229km***
- Sthn X F/lot – **202km***





Residences

Border Park - Homestead

A lovely stone home with a solid brick extension incorporating 4 main bedrooms and a 5th that can also serve as an office or nursery.

The main lounge has a fireplace and ducted reverse cycle air conditioning* throughout.

The heart of the home flanked by two large passageways is the charming country kitchen with electric stove & oven.

*Currently not working



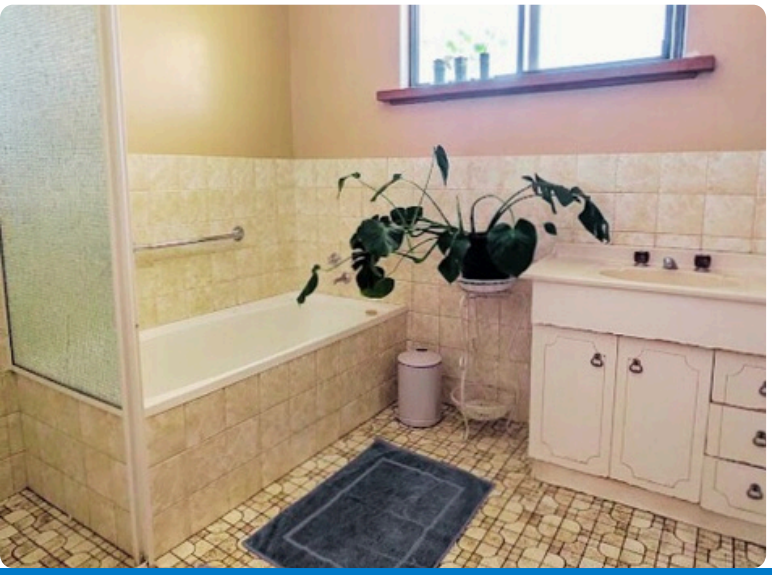




Residences

Border Park - Homestead

A 6th bedroom along with a storage room and carport and verandah is located adjacent the homestead separated by a paved courtyard.















Residences



Border Park - Cottage

A 1-bedroom demountable self-contained cottage with bathroom & kitchen makes for a very handy addition to the accommodation options on farm.







Improvements

- 12 x 58 cubic meter sealed Kotzur silos on concrete footings
- 2 x 40* tonne sealed Super Silos painted white
- 6 x 8* tonne seed silos
- Rainwater storage with a combined storage of 300,000 litres*
- Sheep & Cattle yards





* denotes approximately











Shedding

- 887* square meters of steel framed machinery shed under cover
- Powered workshop with concrete floor
- Stone & iron clad implement covering 255* square meters
- Stone & iron clad undercover sheep holding shed covering 212* square meters
- 2 Stand shearing shed with solar panels

* denotes approximately

Fencing

The quality of fencing is a real feature across these properties.

The eastern boundary has a well-constructed electrified exclusion fence consisting of 8 plain wires, and the southern end of this fenceline has a 9th wire offset, to deter digging under the fence.
The top wire is about 5ft 2in* high with 6 inch green posts spaced at 50 ft* intervals with 4 poly or timber spacers in-between.
(Some sections of this fenceline use 2-3 inch green post as every second post in this configuration.

The balance of the boundary fences plus the remnant, and planted vegetation areas are also excellent. They are constructed with electrified 4-5 inch creo posts at up to 60ft* intervals with 5-6 plain wires and poly or wooden spacers.



* denotes approximately







Water

Each of the 3 titles have their own potable water supply, metered by SA Water. This is delivered across the properties via a network of poly pipe and concrete header tanks.

Water is then reticulated throughout the properties to concrete stock troughs in each of the paddocks.

300,000 litres of rainwater storage is in place around the sheds and Homestead.

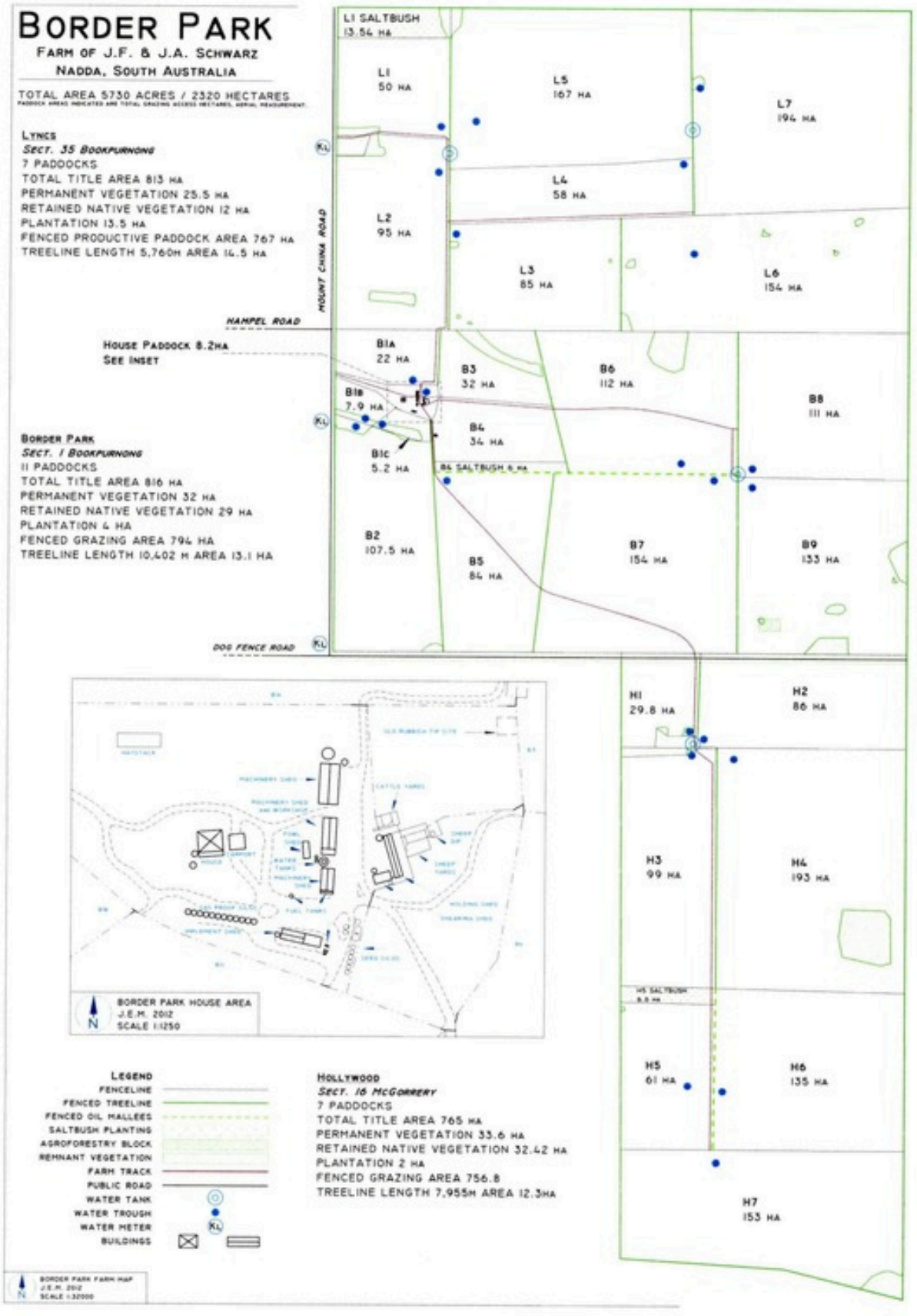








Property Map



Livestock & Cropping

A self-replacing Poll Merino flock and a self-replacing Poll Hereford herd have been the cornerstone of this enterprise. And the farms are well laid out to effectively graze throughout the seasons.

The production of organic milling wheat, rye and oats into high value niche organic markets is a testament to the quality of these farms and suitability to broad acre cropping and grazing.







Production History

Year / Paddock	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
L1	Pasture	Green Manure	Crop Wheat	Pasture	Green Manure	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop
L2	Pasture	Pasture	Crop Tri	Pasture	Pasture	Crop Wheat, Rye, Barley	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop
L6	Pasture	Pasture	Pasture	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop
L1a	Fallow / pasture Rye	Green Manure	Crop Tri	Pasture	Green Manure	Crop/Grazed Wheat, Barley	Green Manure	Pasture	Crop Wheat	Feed Oats	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop
L3	Pasture	Pasture	Pasture	Pasture	Pasture	Crop Barley	Green Manure	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop
L5	Pasture	Pasture	Crop Wheat, Tri	Pasture	Cover/Pasture Mixed	Crop Wheat, Tri	Green Manure	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop
L8	Pasture	Pasture	Pasture	Pasture	Pasture	Crop Wheat, Barley	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop
H2	Pasture	Pasture	Pasture	Pasture	Pasture	Crop Wheat, Barley	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop
H3	Pasture	Pasture	Crop Tri	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Rye	Pasture	Feed Rye	Crop Rye	Pasture	Pasture	Crop
H5	Pasture	Pasture	Pasture	Pasture	Cover/Pasture Mixed	Crop Barley	Pasture	Pasture	Crop Rye	Pasture	Pasture	Crop Rye	Pasture	Pasture	Crop Rye	Pasture	Pasture	Crop
L3	Pasture	Crop Wheat, Tri, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Oats	Pasture	Pasture	Crop Wheat, Oats	Pasture	Pasture	Crop	Pasture
L7	Pasture	Crop Wheat, Tri	Pasture	Pasture	Crop Wheat, Rye	Cover on Ridges Rye	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture
L1c	Pasture	Green Manure	Pasture	Pasture	Crop Wheat	Pasture	Green Manure	Crop Wheat, Rye	Pasture	Pasture	Feed Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture
L1b	Pasture	Green Manure	Pasture	Pasture	Crop Wheat	Mixed Cover Crop grazed	Green Manure	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop	Pasture
L7	Pasture	Crop Tri, Wheat, Rye	Pasture	Pasture	Crop Wheat, Tri	Pasture	Pasture	Crop Wheat, Tri	Pasture	Pasture	Crop Wheat, Oats, Hay	Pasture	Pasture	Crop Wheat, Oats, Hay	Pasture	Pasture	Crop	Pasture
H4	Pasture	Crop Tri, Wheat, Rye	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture
H6	Pasture	Pasture	Pasture	Pasture	Pasture	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture
L4	Pasture	Pasture	Cover/Crop Millet/Tri	Pasture	Cover Mixed	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture	Pasture
L5	Fallow / pasture Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture	Pasture
L2	Fallow / pasture Wheat, Barley	Pasture	Crop Tri, Rye	Crop Compost Wheat, Rye	Pasture	Cover/Pasture Slash Mulch	Crop Wheat, Tri	Green Manure	Pasture	Crop Wheat, Barley	Pasture	Pasture	Crop Wheat, Barley	Feed Oats	Pasture	Crop	Pasture	Pasture
L4	Pasture	Green Peas, Oats, Oats	Crop Tri	Rye till/Crop Grazed terminal	Green Manure	Cover Mixed	Crop Wheat	Crop Wheat	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Feed Oats	Pasture	Crop	Pasture	Pasture
H6	Fallow / pasture Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Cover Barley, grazed	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop Wheat	Pasture	Pasture	Crop	Pasture	Pasture
H9	Fallow / pasture Rye	Green Manure Rye	Pasture	Crop Wheat, Rye, Barley	Green Manure	Pasture	Crop Wheat, Rye, Tri	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop	Pasture	Pasture
H1	Fallow / pasture Wheat, Rye	Green Manure	Pasture	Crop Wheat, Rye	Green Manure	Cover/Pasture Slash Mulch	Crop Wheat, Tri	Pasture	Pasture	Crop Wheat, Tri	Pasture	Pasture	Crop Wheat, Tri	Pasture	Pasture	Crop	Pasture	Pasture
H7	Fallow / pasture Wheat, Rye	Pasture Mixed	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Pasture	Crop Wheat, Rye	Pasture	Feed	Crop	Pasture	Pasture

The Paddock areas

Arable areas Border Park, Linc's, Hollywood

Paddock Name	Paddock arable area	Paddock fenced grazing area
Linc's		
L1	48.0	50.0
L2	93.0	95.0
L3	82.0	85.0
L4	57.0	58.0
L5	160.0	167.0
L6	151.0	154.0
L7	186.0	194.0
Linc's ha	**777.0**	**803.0**
Linc's ac	**1919.2**	**1983.4**
Border Park		
B1a	21.5	22.0
B1b	7.0	7.9
B1c	3.5	5.2
B2	97.0	107.5
B3	25.5	32.0
B4	34.0	34.0
B5	79.0	84.0
B6	104.0	112.0
B7	179.0	154.0
B8	107.0	111.0
B9	120.0	133.0
Border Park ha	**777.5**	**802.6**
Border Park ac	**1920.4**	**1982.4**
Hollywood		
H1	24.5	29.8
H2	75.0	86.0
H3	95.0	99.0
H4	188.0	193.0
H5	58.0	61.0
H6	132.0	135.0
H7	147.0	153.0
Hollywood ha	**719.5**	**756.8**
Hollywood ac	**1777.2**	**1869.3**
Total 3 blocks ha	**2274.0**	**2362.4**
Total 3 blocks ac	5616.8	5835.1

These areas don't include fenced fodder shrub blocks, fenced remnant vegetation, house sites or fenced treelines.

The Titles

Lot 1

"Lync's"

Freehold - Section 35 - Hundred of BOOKPURNONG - 813.4 hectares - CT Volume 5588 Folio 82

Lot 2

"Border Park"

Freehold - Section 1 - Hundred of BOOKPURNONG - 815 hectares - CT Volume 5534 Folio 807

Lot 3

"Hollywood"

Freehold - Section 16 - Hundred of McGORRERY - 765 hectares - CT Volume 5511 Folio 954



Price & Sales Process Information

AWN Livestock & Property Pty Ltd has the pleasure of presenting **"The Border Park Aggregation** to the open market for genuine sale.

For Sale By Expressions of Interest : "The Border Park Aggregation"

Address:	***899 Mount China Road, Taplan, SA 5311***
	Lot 1"Lync's" *Section 35 Hundred of BOOKPURNONG CT Volume 5588 Folio 82* ***Lot 2 "Border Park"*** *Section 1 Hundred of BOOKPURNONG CT Volume 5534 Folio 807* ***Lot 3 "Hollywood"*** *Section 16 Hundred of McGORRERY CT Volume 5511 Folio 954*
Total Land Area:	**2,393.4 ha/5,914 ac** Available as a whole or in 3 contingent lots
Website:	**awnproperty.net**
EOI Closing:	Wednesday 25th March 2026 11am CST (SA time)
Send EOI Documents to:	**In Person** - AWN Murray Mallee office 14 French Rd, Loxton, SA 5333 **Via email:** mlewis@awn.net **Via registered post to:** PO Box 157 Loxton, SA 5333



To arrange a property inspection, contact the exclusive AWN selling agent for further details:

Matt Lewis

Rural Real Estate Sales
RLA 347262
0400 874 137 | mlewis@awn.net



Disclaimer

This Memorandum has been prepared for the Vendors by the agents at **AWN Livestock & Property Pty Ltd.**

The contents of this report are believed to be accurate. However, because information in this publication and other verbal or written information given in respect of the property ('information') has been gathered from various outside sources and may be inaccurate or incomplete, intending purchasers should note that:

1 The properties and assets are sold in an 'as is/where is' condition (that is, in their present condition and subject to all legal and physical defects).

2 No assurance is given by the Vendor, the Agent or any of their respective officers or employees or consultants that any information is accurate, complete or balanced.

3 You should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, enquiries, surveys and searches.

4 Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property.

5 Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representation or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property.

6 If you make any offer or sign a contract for the property, you will be taken to be not relying on any information (unless otherwise agreed in a written contract with the Vendor).

7 No person is authorised to give information other than the information in this Memorandum.

8 Any information given will not form part of the contract.

9 Nothing in this publication should be taken as a recommendation with respect to the assets or any other matter. Subject to any law to the contrary, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to this Memorandum and the sale of the properties are excluded and the Vendor and the Agent disclaim all liability to the maximum extent permitted by law. Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith. Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and apply their own due diligence.

Expression of Interest Form

Due 11 am SA time Wednesday 25th March 2026

899 Mount China Road, Taplan is offered for sale by AWN Livestock & Property.

Your submission using this from is an offer to purchase any or all of the listed properties. This includes any buildings, shedding, fencing and other fixed infrastructure on these properties. It is non-binding and if your offer is deemed preferable by the Vendor it will then proceed to formal contract. All Expression of Interest forms will be forwarded to the vendor within 24 hours of the closing date and time. The highest, nor any, offer will not necessarily be accepted, and in the case of multiple lots being offered, the vendors reserve the right to negotiate for the outcome best suited to their requirements at the time.

Please submit this Expression of Interest Form to the following:

AWN Livestock & Property Pty Ltd (3 Options):

Email: mlewis@awn.net
In person: 14 French Rd, Loxton
Registered post: PO Box 157, Loxton, SA
All Expressions of interest are ***strictly confidential.***

I/We (full name) / (Company): ----------

Mailing Address: ----------

Email Address: ----------

Telephone: ----------

Name of Contact Person: ----------

Hereby submit an offer to purchase: The following property/properties (Please insert price):

Lot 1	"Lync's"	$----------
Lot 2	"Border Park"	$----------
Lot 3	"Hollywood"	$----------

And if our offer is successful and goes to contract, I/We or My/Our Company as described above is/are prepared to pay a Deposit of____ % of the purchase price at the signing of a sales contract.

DEPOSIT: $ ----------

Special Conditions: ----------

Date: ---------- Signed: ----------

Please print name: ----------

Explanatory Notes for Expression of Interest Form

TO: All persons Interested in purchasing any or all of these properties.

The vendor has called any interested person/s or company to purchase any of the prescribed properties known as **"The Border Park Aggregation"** and if any offer/s is/are deemed preferable by the Vendor they will then proceed to formal contract.

An Expression of Interest offer is simply an offer to treat for the purchaser of the property and does not create a legally binding Contract.

Please note that your Expression of Interest must contain the following information:

- Name/Company and mailing address of intended purchaser.
- Telephone and/or facsimile number of contact person (email address if applicable).
- Price offered and acknowledgment of deposit/s to be paid.
- Special conditions e.g. finance.

If your offer is selected you will be required to enter into negotiations with you with a view to entering into a legally binding Contract for Sale and Purchase of the property/properties.

You should be aware in executing this Expression of Interest Form that there may well be other interested parties submitting offers on the property/properties and that the vendors retains the sole discretion as to which offer contained, if any at all, they accept.

Please note that you are not required to submit any deposit monies with this Expression of Interest Form.

Contact the exclusive AWN selling agent for further details and to arrange an inspection.



Matt Lewis

Rural Real Estate Sales
RLA 347262

0400 874 137 | mlewis@awn.net

AWN Murray Mallee

14 French Road, Loxton, SA 5333

awn.net/property