

Flinders Ranges Council

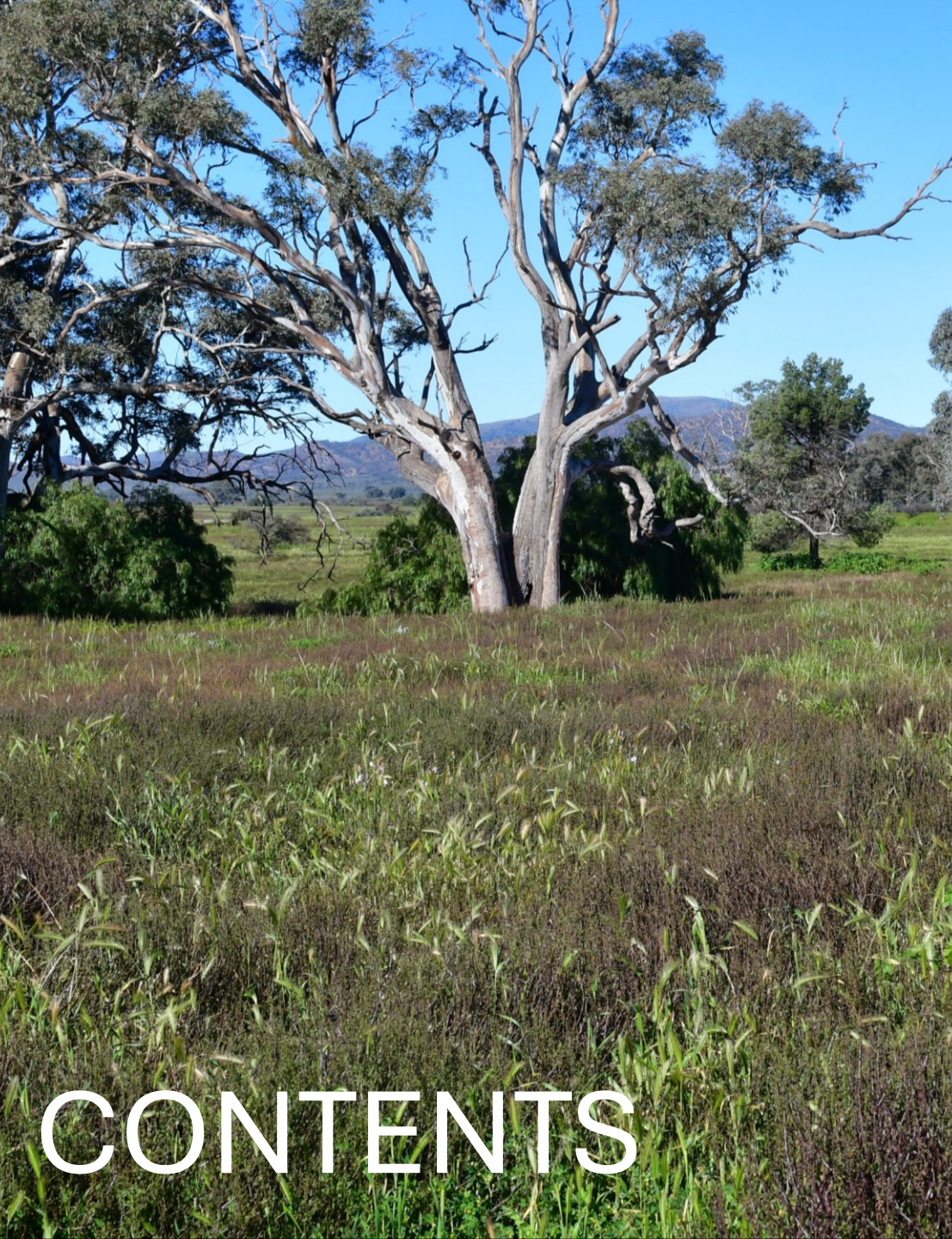
QUORN – HAWKER & CRADOCK SA

The Flinders Ranges Council is set to auction surplus council-owned land in Quorn, Hawker & Craddock. The sale is of land no longer required for community purpose. Take this opportunity to invest, develop and breathe new life into these properties.

 Nutrien Harcourts

RLA102485





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Introduction

Nutrien Harcourts Port Augusta and Melrose are pleased to present to the market seventeen individual allotments of offer on behalf of the Flinders Ranges Council.

Following a community land revocation process, Council has made the decision to dispose of land that is no longer required for community purposes. The sale will provide opportunities for new owners to invest in and develop properties across the region, while reducing the ongoing cost to Council of maintaining surplus land and buildings.

The public auction will be held at 1.00pm on Wednesday, 23 September 2026, at the Quorn Town Hall.



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Nutrien Harcourts

Flinders Ranges Council

Media Release

UNLOCKING OPPORTUNITY: SURPLUS COUNCIL LAND GOES TO AUCTION

The Flinders Ranges Council will hold a public auction to dispose of surplus Council-owned land across Quorn, Hawker and Cradock.

Following a community land revocation process, Council made the decision to dispose of land that is no longer required for community purposes. The sale will provide opportunities for new owners to invest in and develop properties across the region, while reducing the ongoing cost to Council of maintaining surplus land and buildings.

The public auction will be held at 1.00pm on Wednesday, 23 September 2026, at the Quorn Town Hall.

No offers can be made prior to the auction, and all properties will be subject to reserve prices that must be met as part of the sale process.

Most of the properties being offered are vacant land, with a small number of buildings in Hawker also available for purchase. These include the former CWA Hall and the building formerly used as the kindergarten and History Hub.

Mayor Ken Anderson said disposing of surplus Council land was an important step in ensuring these properties could contribute positively to the region's future. "Council has a responsibility to make sure its assets are being used effectively and delivering value to our community. Where land or buildings are no longer required for Council purposes, selling them can provide an opportunity for someone else to invest, develop and breathe new life into these properties. We want to see positive development happening across the Flinders Ranges. Making surplus land available to the market can help create new opportunities for residents, businesses and investors, while also reducing the ongoing maintenance costs for Council."

Information about the properties, including opportunities to inspect them, will be released ahead of the auction. Community members and prospective purchasers are encouraged to keep an eye on Council's communication channels for further information.

The sale of surplus land, forms part of Council's broader work to support sustainable growth and development across the region.

Council is also undertaking a rezoning project, which will commence with the release of its Housing and Land Use Plan. The Plan identifies five key projects for Council, including land rezoning.

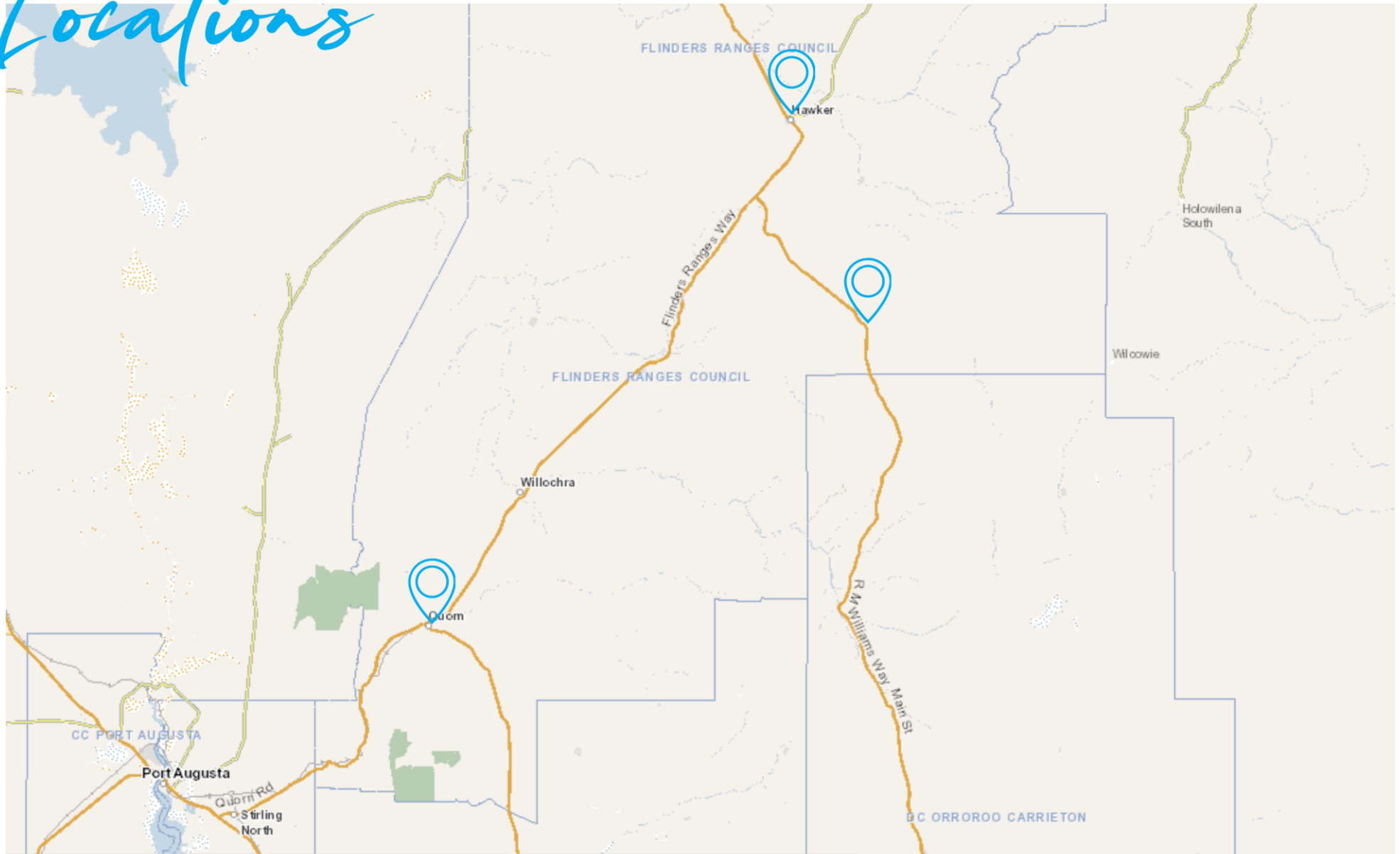
The rezoning project is intended to increase the amount of land available for residential purposes, helping to create opportunities for additional housing and supporting future population and economic growth across the region.

The process will take time and will include a further review of Council's Community Land Management Plan, with extensive community consultation to be undertaken.

Mayor Anderson said community involvement would be critical as Council works through these significant planning projects. "These are important projects that will shape the future of our towns, so it is essential that our community stays informed and has the opportunity to have its say. We encourage residents to take an interest in the Housing and Land Use Plan, the rezoning project and the review of the Community Land Management Plan. Community feedback will help Council make informed decisions about how we plan for housing, investment and growth into the future."

Council will continue to provide updates as these projects progress and will ensure opportunities for community consultation are communicated widely.

Locations





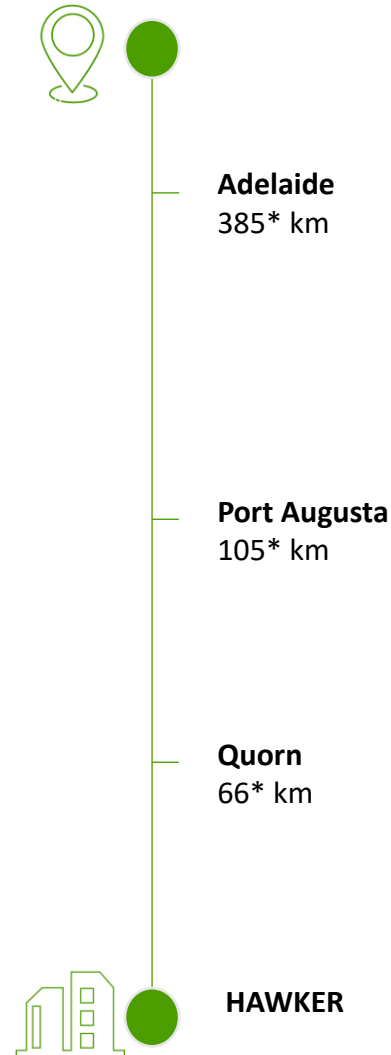
Hawker

Located approximately 385 km from Adelaide, 66 km from Quorn and 105 km from Port Augusta, Hawker is the gateway to the iconic Flinders Ranges, offering a welcoming rural lifestyle with a strong range of essential services and community facilities.

Hawker experiences a semi-arid climate with an average annual rainfall of approximately **303 mm**, providing a pleasant environment characterised by warm summers, mild winters and clear skies. [bom.gov.au]

The township provides shopping, accommodation, banking and hospitality services, along with access to medical care through the hawker district health service. Educational needs are supported by hawker area school, catering for students from reception to year 12.

A vibrant sporting community offers facilities for football, netball, cricket, tennis and other recreational activities, making hawker an attractive destination for families, retirees and those seeking a relaxed regional lifestyle.



*approximately

Hawker Locations

SALE LOT	Type	Street Address	Allotment - Section	Hundred	CT	Folio
1	Vacant	10 Elder Terrace, Hawker SA 5434	Allotments 42 & 55	Wonoka	5493	253
2	Building	67 Chace View Terrace, Hawker SA 5434	Allotment 482	Wonoka	5466	404
3	Building	9 Wilpena Road, Hawker SA 5434	Allotment 356	Wonoka	5854	837
4	Vacant	Lot 222 Heysen Avenue, Hawker SA 5434	Allotments 222, 223 & 224	Wonoka	5438	121
5	Vacant	Lot 286 First Street, Hawker SA 5434	Allotment 286	Wonoka	5826	142
6	Vacant	Lot 217 Heysen Ave, Hawker SA 5434	Allotments 217, 220 & 221	Wonoka	5148	200
7	Vacant	Lot 337 South Terrace, Hawker SA 5434	Allotments 337, 338, 339 & 340	Wonoka	5438	116
8	Vacant	Lot 410 First Street, Hawker SA 5434	Allotment 410	Wonoka	5438	113
9	Vacant	Lot 409 South Terrace West, Hawker SA 5434	Allotment 409	Wonoka	5833	928
10	Vacant	Lot 264 Heysen Avenue, Hawker SA 5434	Allotment 264	Wonoka	5438	115
11	Vacant	Lot 288 South Terrace West, Hawker SA 5434	Allotment 288	Wonoka	5438	117
12	Vacant	Lot 263 Heysen Avenue, Hawker SA 5434	Allotment 263	Wonoka	5497	364
13	Vacant	Lot 69C Donnolly Road, Hawker SA 5434	Section 69C	Arkaba	5433	441



Hawker
SA 5434



This map is not to scale and for illustration purposes only. All measurements are approximate. Any information intended to be relied upon should be independently verified.



Lot 1 – 10 Elder Terrace, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5493 Folio 253	Allotment 42 & 55	Wonoka



Area

2011* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Neighbourhood





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5493 Folio 253

Parent Title(s) CT 5348/89
Creating Dealing(s) T 8378658
Title Issued 17/01/1998 Edition 1 Edition Issued 17/01/1998

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENTS 42 AND 55 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

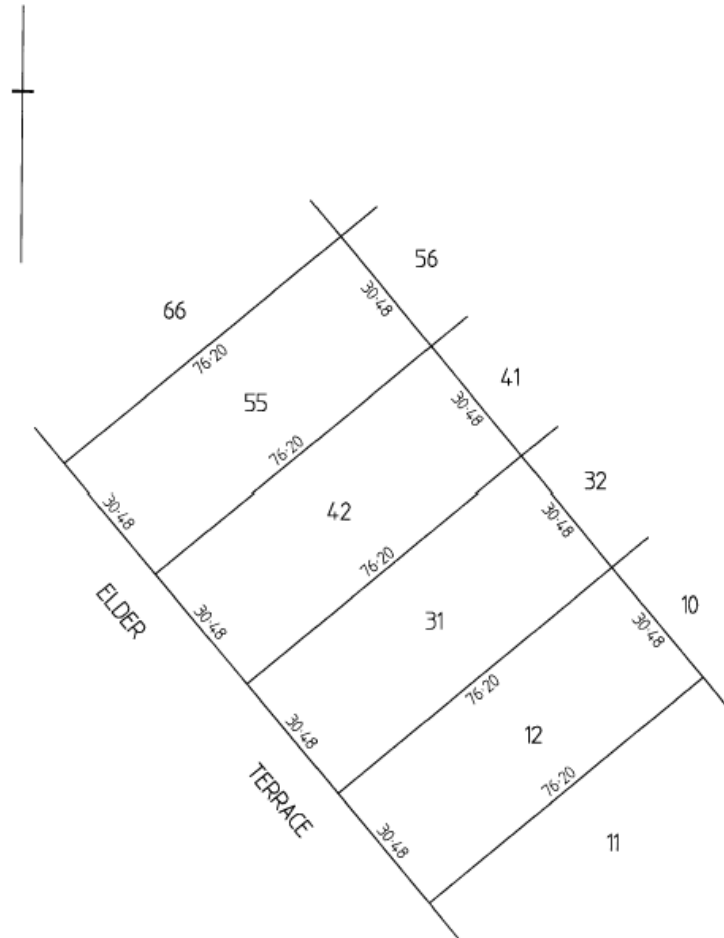
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL



0 10 20 30 40 Metres



Lot 2 – 67 Chace View Terrace, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5466 Folio 404	Allotment 482	Wonoka



Area

1430* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Neighbourhood



Scan the QR Code for a virtual tour





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5466 Folio 404

Parent Title(s) CT 4224/507
Creating Dealing(s) CONVERTED TITLE
Title Issued 03/11/1997 Edition 1 Edition Issued 03/11/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORIN SA 5433

Description of Land

ALLOTMENT 482 DEPOSITED PLAN 12524
IN THE AREA NAMED HAWKER
HUNDRED OF WONOKA

Easements

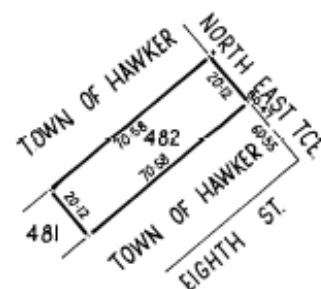
NIL

Schedule of Dealings

Dealing Number	Description
4105193	LEASE TO KINDERGARTEN UNION OF SOUTH AUSTRALIA COMMENCING ON 1/6/1977 AND EXPIRING ON 30/6/2027 OF PORTION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL





Lot 3 – 9 Wilpena Road, Hawker, SA

Certificate of Title	Allotment	Hundred
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Volume 5854 Folio 837 Allotment 356 Wonoka



Area

1014* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Township Main Street



Scan the QR Code for a virtual tour





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Certificate of Title - Volume 5854 Folio 837

Parent Title(s) CT 1186/194
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 07/09/2001 Edition 2 Edition Issued 09/10/2001

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
 OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 356 TOWN OF HAWKER
 HUNDRED OF WONOKA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



200 100 0 200 LINKS

DISTANCES ARE IN LINKS
 FOR METRIC CONVERSION
 1 LINK = 0.201168 METRES
 1 CHAIN = 100 LINKS



Lot 4 – Lot 222 Heyssen Ave, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 121	Allotments 222, 223 & 224	Wonoka



Area

3007* m²

*approximately



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 121

Parent Title(s) CT 438/30
Creating Dealing(s) T 8234124
Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENTS 222, 223 AND 224 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

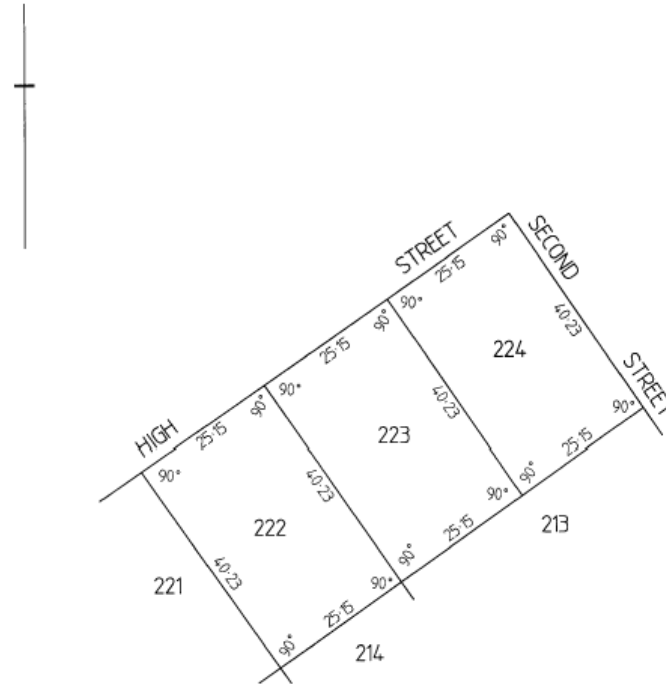
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL



0 7.5 15 22.5 30 Metres



Lot 5 – Lot 286 First Street, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5826 Folio 142	Allotment 286	Wonoka



Area

1090* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Strategic Employment





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Certificate of Title - Volume 5826 Folio 142

Parent Title(s) CT 345/26

Creating Dealing(s) CONVERTED TITLE

Title Issued 27/11/2000 Edition 2 Edition Issued 08/01/2020

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF 1 SEVENTH STREET QUORN SA 5433

Description of Land

ALLOTMENT 286 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



DISTANCES ARE IN LINKS
FOR METRIC CONVERSION
1 LINK = 0.201168 METRES
1 CHAIN = 100 LINKS



Lot 6 – Lot 217 Heyssen Ave, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5148 Folio 200	Allotment 217, 220 & 221 (3 non adjacent lots)	Wonoka



Area

3035* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5148 Folio 200

Parent Title(s) CT 4030/484
Creating Dealing(s) T 7527552
Title Issued 08/10/1993 Edition 1 Edition Issued 08/10/1993

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENTS 217, 220 AND 221 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



0 12.5 25 37.5 50 Metres



Lot 7 – Lot 337 South Tce, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 116	Allotments 337, 338, 339 & 340	Wonoka



Area

4047* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities



Certificate of Title - Volume 5438 Folio 116

Parent Title(s) CT 345/146
Creating Dealing(s) T 8234124
Title issued 25/07/1997 Edition 1 Edition issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENTS 337, 338, 339 AND 340 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

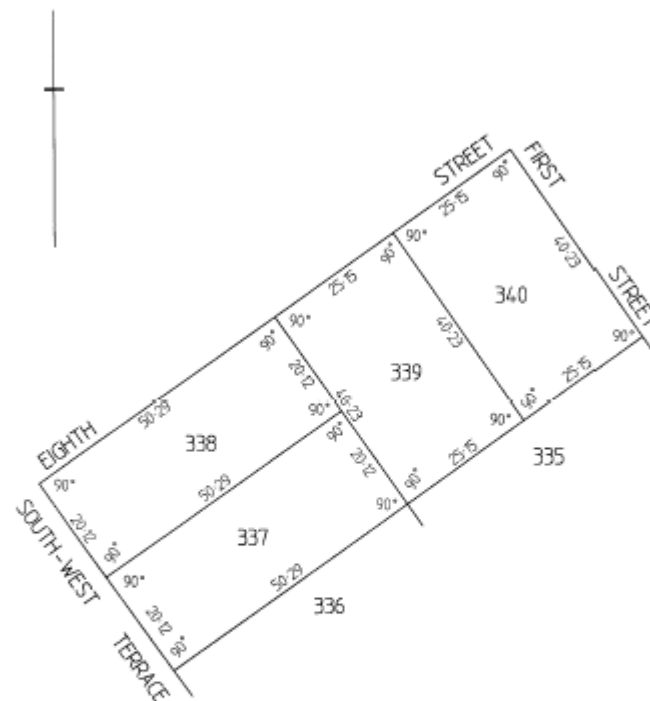
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



0 7.5 15 22.5 30 Metres



Lot 8 – Lot 410 First Street, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 113	Allotment 410	Wonoka



Area

1012* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 113

Parent Title(s) CT 345/138
Creating Dealing(s) T 8234124
Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 410 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

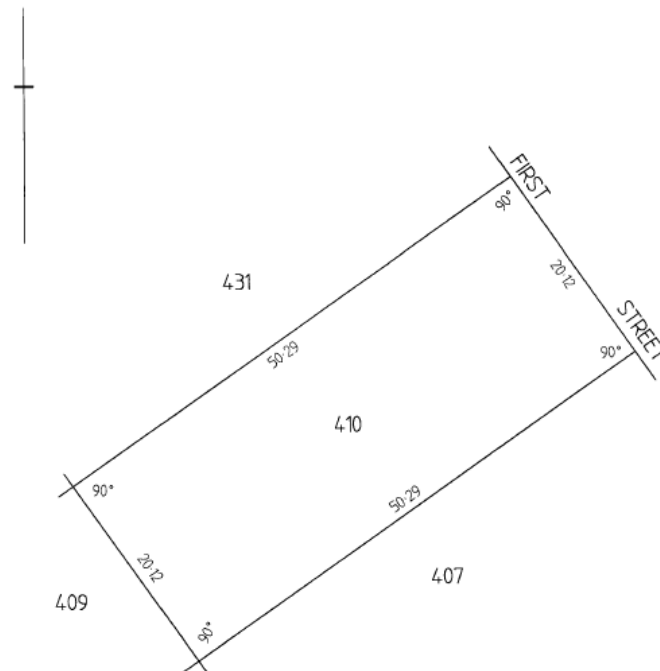
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



0 4 8 12 16 Metres



Lot 9 – Lot 409 South Terrace, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5833 Folio 928	Allotment 409	Wonoka



Area

1012* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5833 Folio 928

Parent Title(s) CT 802/92
Creating Dealing(s) CONVERTED TITLE
Title Issued 17/01/2001 Edition 1 Edition Issued 17/01/2001

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 409 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

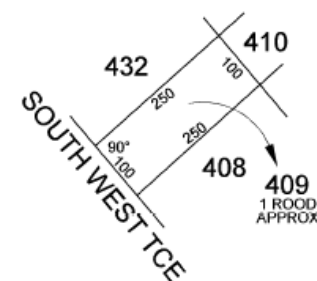
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



LINKS	100	50	0	1	2	3	CHAINS
FOR METRIC CONVERSION							
1 LINK	= 0.201168 METRES						
1 CHAIN	= 100 LINKS						
1 ACRE	= 0.404688 HECTARES						
1 ROOD	= 1011.7 m ²						
1 PERCH	= 25.29 m ²						



Lot 10 – Lot 264 Heysen Ave, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 115	Allotment 928	Wonoka



Area

1011* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities



REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 115

Parent Title(s) CT 1747/124
Creating Dealing(s) T 8234124
Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 264 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

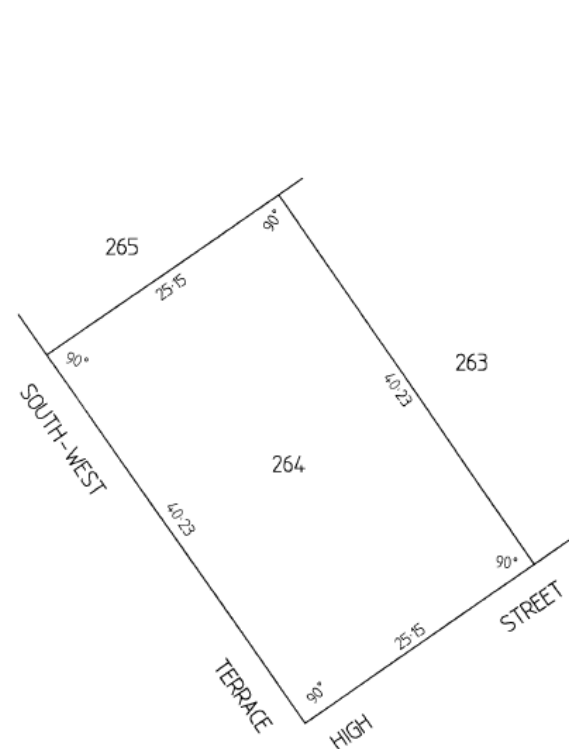
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



0 4 8 12 16 Metres



Lot 11 – Lot 288 South Terrace West, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 117	Allotment 288	Wonoka



Area

1011* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 117

Parent Title(s) CT 345/126
Creating Dealing(s) T 8234124
Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 288 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

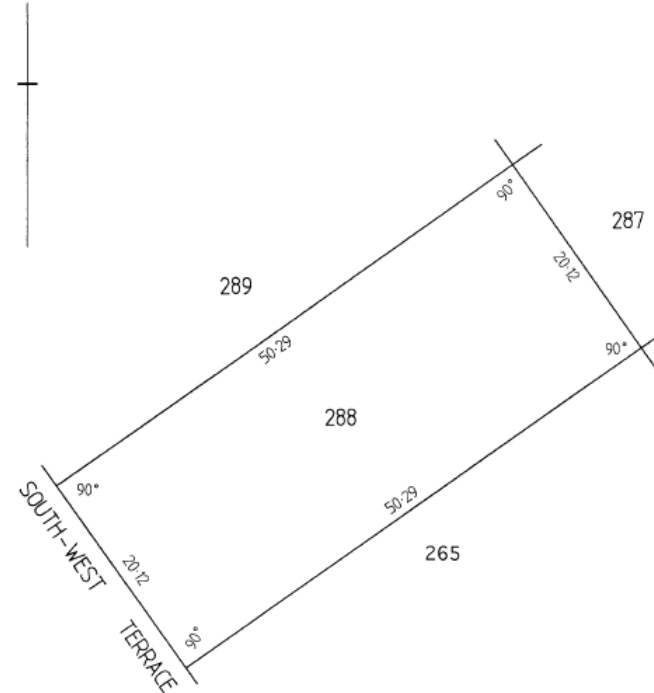
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



0 4 8 12 16 Metres



Lot 12 – Lot 263 Heyesen Ave, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5497 Folio 364	Allotment 263	Wonoka



Area

1011* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5497 Folio 364

Parent Title(s) CT 4144/272
Creating Dealing(s) CONVERTED TITLE
Title Issued 30/01/1998 Edition 1 Edition Issued 30/01/1998

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 263 TOWN OF HAWKER
HUNDRED OF WONOKA

Easements

NIL

Schedule of Dealings

NIL

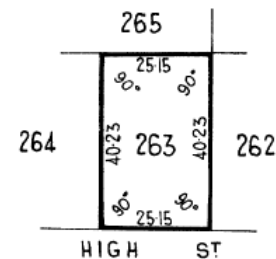
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 126/2000

Administrative Interests NIL



0 10 20 30 40 Metres



Lot 13 – Lot 69C Donnolly Road, Hawker, SA

Certificate of Title	Allotment	Hundred
Volume 5433 Folio 441	Section 69C	Arkaba



Area

* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5433 Folio 441

Parent Title(s) CT 476/78
Creating Dealing(s) CONVERTED TITLE
Title Issued 09/07/1997 Edition 3 Edition Issued 06/05/2011

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF 1 SEVENTH STREET QUORN SA 5433

Description of Land

SECTION 69C
HUNDRED OF ARKABA
IN THE AREA NAMED HAWKER

Easements

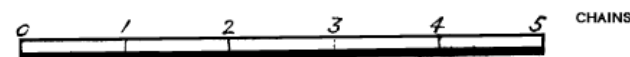
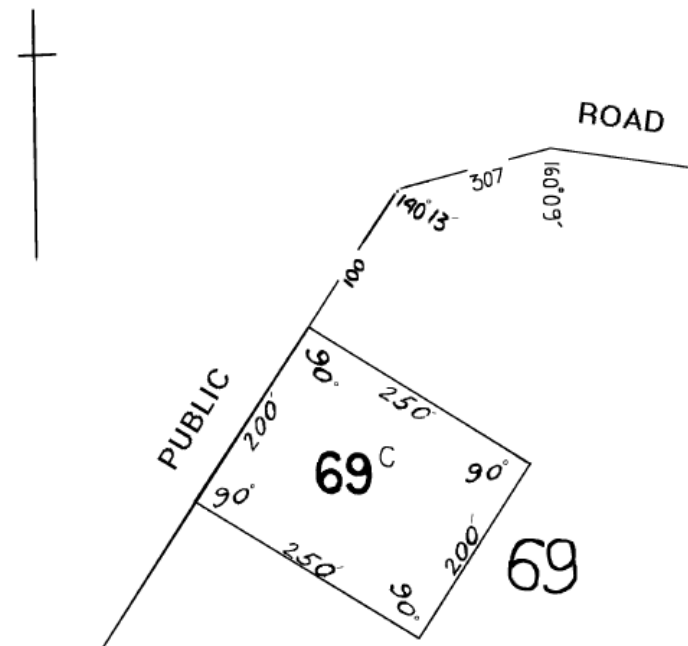
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



DISTANCES ARE IN LINKS
FOR METRIC CONVERSIONS
1 LINK = 0.201168 METRES
1 CHAIN = 100 LINKS

Cradock & Quorn Locations

14	Vacant	Lot 9 West Terrace, Cradock SA 5432	Allotment 9 & 10	Wirrienda	5438	120
15	Vacant	Lot 23 West Terrace, Cradock SA 5432	Allotment 23	Wirrienda	5438	119
16	Vacant	Lot 27 West Terrace, Cradock SA 5432	Allotment 27	Wirrienda	5438	118
17	Vacant	Allotment 102 Wolseley Terrace Quorn SA 5433	Allotment 102	Quorn	Subject to Survey & issue of new Certificate of Title	

Craddock

SA 5432

KEY

- 7 LOT NUMBER
- SA WATER PIPELINE
- OVERHEAD POWER
- UNDERGROUND POWER





Lot 14 – Lot 9 West Terrace, Cradock, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 120	Allotments 9 & 10	Wirrienda



Area

2032* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 120

Parent Title(s) CT 5371/599
Creating Dealing(s) T 8234124
Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENTS 9 AND 10 TOWN OF CRADOCK
HUNDRED OF WIRREANDA

Easements

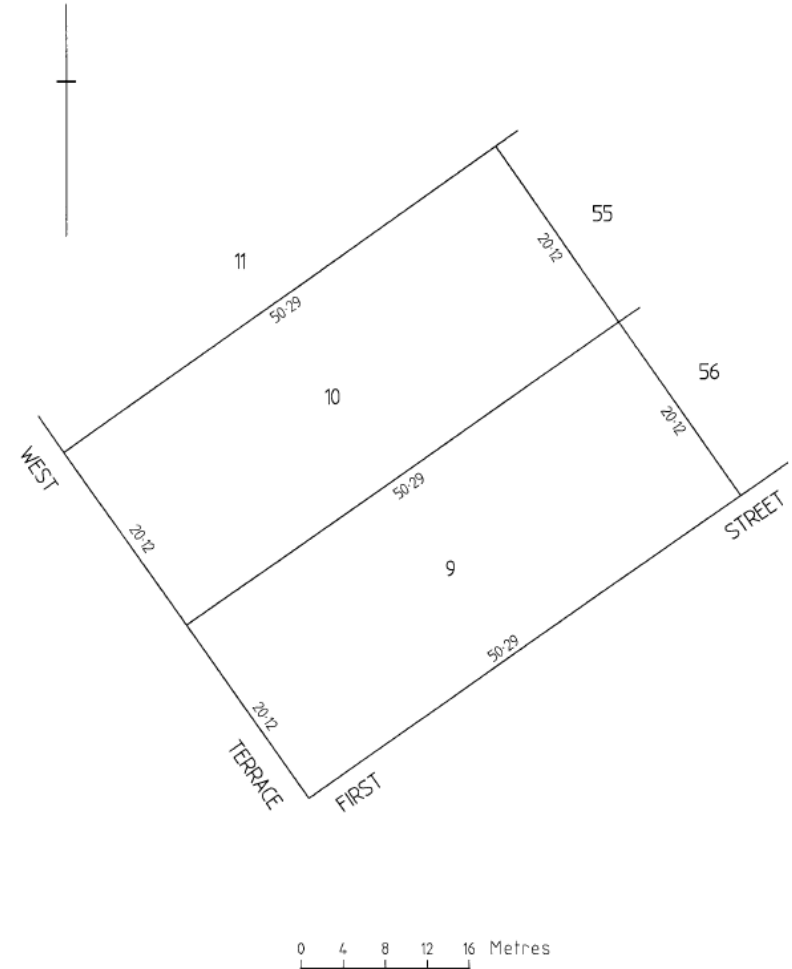
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL





Lot 15 – Lot 23 West Terrace, Cradock, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 119	Allotment 23	Wirrienda



Area

1002* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 119

Parent Title(s) CT 4111/686
Creating Dealing(s) T 8234124
Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 23 TOWN OF CRADOCK
HUNDRED OF WIRREANDA

Easements

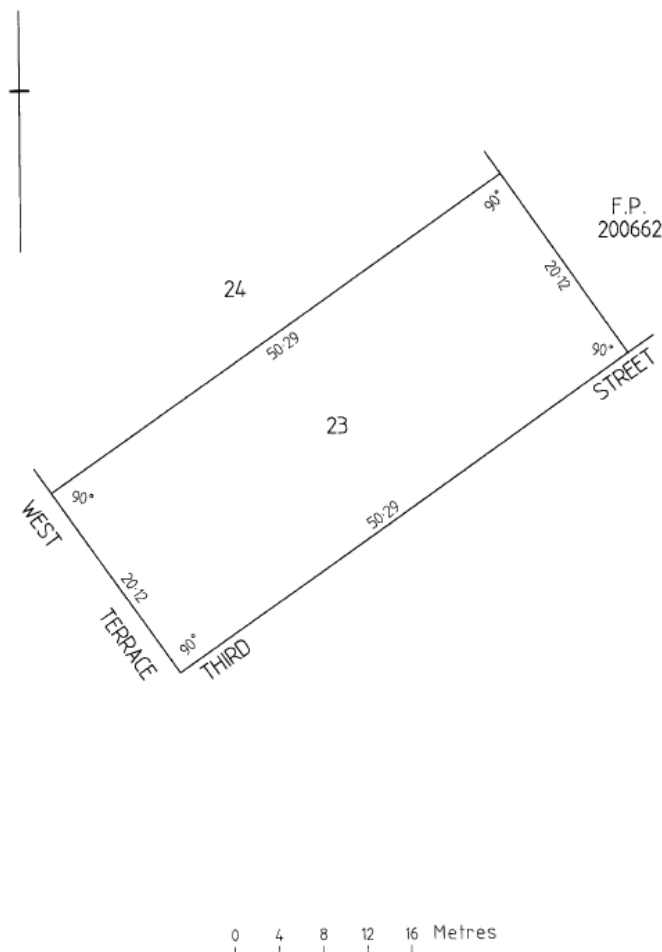
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL





Lot 16 – Lot 27 West Terrace, Cradock, SA

Certificate of Title	Allotment	Hundred
Volume 5438 Folio 118	Allotment 27	Wirrienda



Area

795* m²

**approximately*



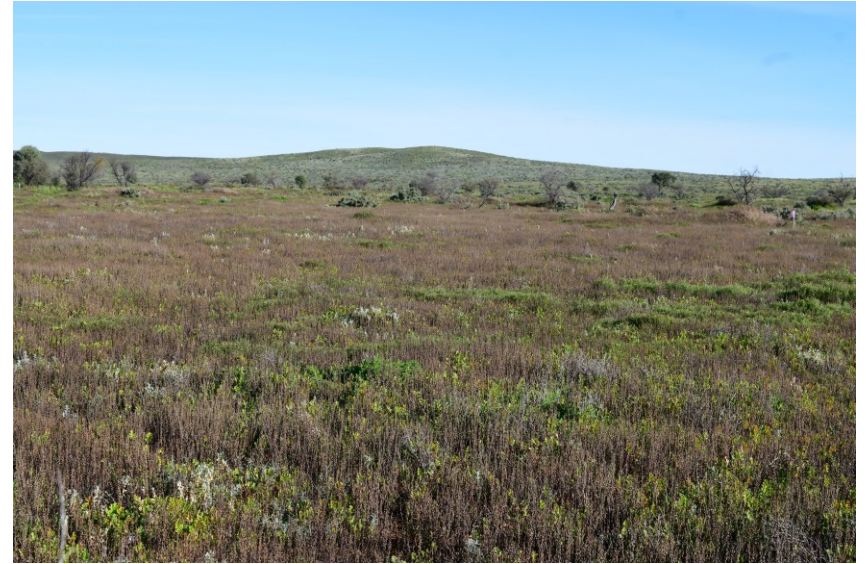
Local Council

Flinders Ranges Council



Zoned

Community Facilities





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5438 Folio 118

Parent Title(s) CT 5371/600

Creating Dealing(s) T 8234124

Title Issued 25/07/1997 Edition 1 Edition Issued 25/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 27 TOWN OF CRADOCK
HUNDRED OF WIRREANDA

Easements

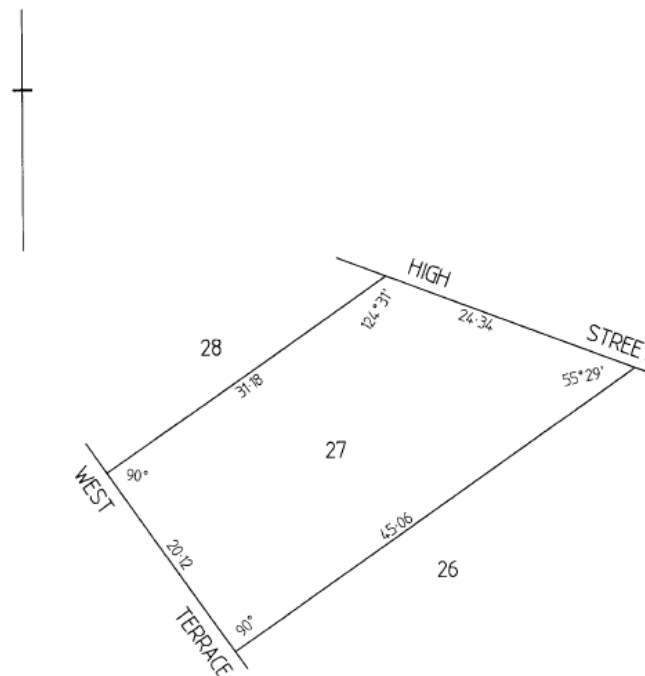
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



0 4 8 12 16 Metres



Lot 17 – Portion of Allotment 119 Wolseley Terrace, Quorn,

Certificate of Title	Allotment	Hundred
SA Volume Folio	Allotment	Quorn



Area

760* m²

**approximately*



Local Council

Flinders Ranges Council



Zoned

Neighbourhood



**Water Meter
installed**

Title represents the whole of allotment 119, subdivision was granted December 2025





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5767 Folio 814

Parent Title(s) CT 4094/514
Creating Dealing(s) CONVERTED TITLE
Title Issued 04/05/2000 Edition 1 Edition Issued 04/05/2000

Estate Type

FEE SIMPLE

Registered Proprietor

THE FLINDERS RANGES COUNCIL
OF PO BOX 43 QUORN SA 5433

Description of Land

ALLOTMENT 119 FILED PLAN 185821
IN THE AREA NAMED QUORN
HUNDRED OF PICHIL RICHIL

Easements

NIL

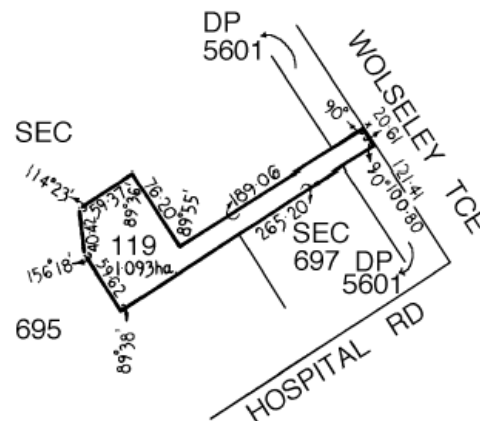
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes
APPROVED D141370
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4094/514



0 40 80 120 160 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Sale Process



This property is being offered for purchase by Auction.

Quorn Hall | 1pm | 23rd September 2026



Inspections

Strictly by appointment with the selling agent, There are QR tours available in the IM and one Open inspection will be conducted prior to Auction day



Settlement

30 days



Contracts & Form Ones

Form 1 will be available for viewing three business days prior to Auction (Land and Business (Sale & Conveyancing) Act 1994 (SA). Contracts will be prepared by the selling agent at the fall of the hammer



Auction Process

Auction purchases in South Australia are unconditional once the hammer falls and are not subject to cooling-off. You will be required to pay a deposit of 10 per cent. Bidders must register prior to auction and provide adequate identification. Vendor bids are permitted but must be clearly announced by the auctioneer.



Disclaimer

This Information Memorandum (“Memorandum”) has been prepared by Nutrien Ag Solutions (“Nutrien Harcourts”) based on information provided by or on behalf of the vendors. This Memorandum sets out general information regarding the land and includes any livestock and other chattels that may comprise the offering. The purpose of this Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties to assist the Recipient in deciding whether to investigate a possible acquisition of all or part of the properties.

Conditions of Memorandum

This Memorandum is supplied and is to be used subject to the conditions outlined below. The acceptance, retention or use of this Memorandum by the Recipient evidences its acceptance of those conditions. If the following conditions are not acceptable to the Recipient, this Memorandum and any copy of it must be returned immediately to Nutrien Harcourts.

1. This Memorandum does not, and does not purport to, contain all the information that may be required to evaluate any transaction in relation to the properties. The Recipient, intending acquirers and respective advisors must conduct their own independent review, investigations and analysis of the properties and of the information contained, or referred to, in this Memorandum at their own cost.
2. This Memorandum has been made available to the Recipient for information purposes only and is not intended to be and does not constitute an offer or invitation for the sale or purchase of the properties or any other assets.
3. Some of the information contained in this Memorandum has been obtained from third parties. None of that information, or any other information set out in this Memorandum, has been independently verified. None of Nutrien Harcourts, the vendors or any of the vendors’ respective related bodies corporate, managed entities, directors, employees, agents, contractors or advisors (“Information Providers”) make

any representation or warranty, express or implied, as to the accuracy, reliability or completeness of the information contained in this Memorandum or otherwise provided to the Recipient by any of the Information Providers. This includes, without limitation, any historical information, estimates, valuations and projections and any other financial information derived therefrom, and nothing contained in this Memorandum is, or shall be relied upon, as a promise or representation, whether as to the past or the future. 4. To the fullest extent permitted by law, no Information Provider accepts any liability for any loss or damage suffered or incurred by the Recipient or any of its related entities or any of their respective officers, employees, servants, agents, representatives or advisors (“Representatives”) or any other person howsoever caused (including by way of contract, negligence or breach of statute) arising in connection with or respect of:

(a) this Memorandum including without limitation any statement, opinion or information contained in it or any error in or omission from this Memorandum, or for any lack of accuracy, completeness, currency, reliability of any statement, opinion or information in this Memorandum;

(b) the Recipient, its Representatives or any other person placing any reliance on any statement, opinion or information set out in this Memorandum, or the accuracy, completeness, currency or reliability of this Memorandum.

5. Any estimates, projections or other forward looking statements contained in this Memorandum involve significant elements of subjective judgment and analysis, which may or may not be correct. There are usually differences between forecast and actual results and forward looking statements which may not turn out to be realised as expected or anticipated, because in each case events and actual circumstances frequently do not occur as forecast, expected or anticipated and these differences may be material. The Recipient, any intending acquirers and their respective Representatives must form their own views in relation to such matters by undertaking their own independent review of the material assumptions, calculations and accounting policies upon which any accompanying estimates,

projections or other forward looking statements are based.

6. The Information Providers may in their sole and absolute discretion, but without being under any obligation to do so, update or supplement this Memorandum including to correct any inaccuracies that become apparent. Any further information will be provided subject to these conditions. No Information Provider accepts any responsibility to inform the Recipient or any of its representatives of any matter arising or coming to their notice which may affect any matter referred to in this Memorandum.

7. This Memorandum, including any update or supplement to it, does not and will not form part of any contract for the acquisition of the properties or any part of the properties that may result from the review, investigation and/or analysis of the properties by the Recipient, any intending acquirers and their respective Representatives. Any formal contract for sale of the properties will contain all information, representations and warranties upon which there may be any reliance. Any such contract will also contain an acknowledgement by the Recipient that it has not relied on any representations or warranties by any of the Information Providers in entering into the sale contract other than any representations and warranties set out in such sale contract.

8. The vendors reserve the right to evaluate any offers, to reject any or all offers submitted and to deal with one party to the exclusion of others or to cease to deal with a party without giving reasons. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in reviewing, investigating or analysing any information in relation to the properties, in making an offer or otherwise.

9. The information in this Memorandum is provided to the Recipient as a matter of interest only. It does not amount to a recommendation either expressly or by implication with respect to the purchase of the properties.

10. The information in this Memorandum may not be appropriate for all persons and it is not possible for the Information providers to have regard to the investment

objectives, financial situations and particular needs of each person who reads or uses the information in this Memorandum. Before acting in reliance on any information in this Memorandum, the Recipient must verify to its own satisfaction the accuracy, reliability and completeness of such information and obtain independent and specific advice from appropriate experts.

11. No Information Provider has authorised any person to make any statements or representations on its behalf which are not expressly contained or contemplated by this Memorandum.

12. Any liability of any Information Provider (or one or more of them, as the case may be) to a Recipient, its Representatives or to any other person or entity arising out of this Memorandum is, to the maximum extent permitted by law, hereby expressly disclaimed and excluded.

13. By accepting, retaining or using a copy of this Memorandum, the Recipient agrees that it will not under any circumstances:

(a) contact the vendors, their related entities, shareholders, directors, officers, employees, advisors, financiers, customers, suppliers, contractors, competitors or clients regarding this Memorandum or proposed sale of the properties; or

(b) discuss or disclose the properties, the contents of this Memorandum or any other information supplied to the Recipient or any proposal concerning the properties with or to any person without the prior written consent of Nutrien Harcourts.



Kylie Fuller

Nutrien Harcourts

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