

An aerial photograph of a large rural property. The foreground shows a dirt road and several large, light-colored metal buildings, likely barns or sheds. The middle ground is dominated by a large, circular area of tilled earth, possibly a field or a large-scale agricultural project. The background consists of vast, flat green fields stretching to the horizon under a clear blue sky.

# “BONNIE VALE”

528 Thiel Road, Pinnaroo SA

1,223 Hectares | 3,022 Acres

Premium Mixed Farming Opportunity

Expressions of Interest Closing 8th May 2026

Warren Allen

0407 492 747

RLA 336526

## Property Overview

Owing Happiness Real Estate is proud to present “Bonnie Vale”, a substantial and versatile mixed farming holding located in a tightly held and highly regarded agricultural region.

Situated just 17 kilometres from Pinnaroo, this expansive property comprises approximately 1,223 hectares (3,022 acres) across two titles, offering scale, productivity, and long-term investment appeal.

The property features a desirable mix of sandy soils with heavier flats, well suited to both cropping and grazing enterprises.

### Key Features

1,223 hectares (3,022 acres)

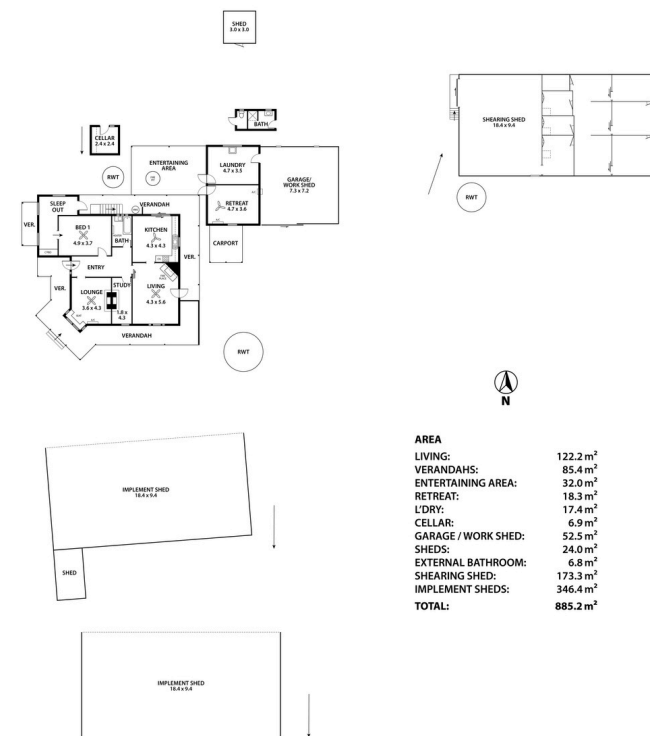
Two Certificates of Title (CT5319/341 & CT5709/439)

Mixed farming capability

Sandy rises with productive heavier flats

Strong location in tightly held district

Currently leased until 31 December 2026



This floor plan is for illustrative purposes only and all measurements are approximate. Any information that is intended to be used as a basis for any legal or financial decision should be based on the relevant legal documents and not this floor plan. The floor plan is not to be used as a basis for any legal or financial decision. The floor plan is not to be used as a basis for any legal or financial decision.

## Improvements

Original homestead with 1 bedroom + sleep out

Two large implement sheds

Three-stand shearing shed with yards

Sundry shedding and storage infrastructure

Water Infrastructure

Bore water servicing the property

Reticulated to tanks for stock and domestic use

## Lease Details

The property is currently leased for cropping until:

31 December 2026 (or until crops are harvested)

Providing immediate income and flexibility for future operations.



Sale Method

For Sale by Expressions of Interest

Closing 8th May 2026

Inspection

Inspections strictly by appointment.

For further information or to arrange a confidential inspection, please contact:

Warren Allen

0407 492 747

RLA 336526

Disclaimer

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy and accept no liability for any errors or omissions. Interested parties should make their own enquiries.

