



Old farmhouse, Yorke Peninsula
Image courtesy of South Australia Tourism. Photograph by Adam Bruzzone

LOCATION: Minlaton
2 hours west of Adelaide

POPULATION: 690

INDUSTRIES: Agriculture, service sector, tourism

CLIMATE: Temperate
Summer 29°C – 15.5°C
Winter 14.3°C – 6.9°C
Rainfall 505mm

Minlaton would be just another pretty country town on the Yorke Peninsula if it weren't for the determination of a home grown hero and his love of flying.

Captain Harry Butler was a local boy who flew fighter planes in World War One. He brought his Bristol monoplane home to Australia and in 1919 flew an airmail run from Adelaide across Gulf St Vincent to Minlaton.

It was the first over-water flight in the Southern Hemisphere. That historic crossing put Minlaton on the map and Harry's beloved "Red Devil" remains in town as a unique and cherished relic from a by-gone time.

But Minlaton is more than a mecca for aviation enthusiasts. It is the centre of some of the most versatile and productive cropping land on the Yorke Peninsula.

Minlaton has a long history of producing top quality barley. It's been called the barley capital of the world. More than 20 different varieties are grown and its mostly malting quality. Other crops include wheat, lentils, canola, beans and peas.

The area was settled in the 1870s and was originally called Gum Flat because it is the only spot on the southern Yorke Peninsula where red gums grow naturally.

The town is the gateway to the southern end of the peninsula and one hour from the spectacular Innes National Park. Some of the state's best beaches are 15 minutes either side of Minlaton. In fact, with around 500 kilometres of coastline on their doorstep, locals are spoilt for choice.

Yorke Peninsula beaches are family friendly, great for fishing and becoming increasingly popular among sea changers and holiday homeowners.

Forty per cent of ratepayers don't live in the municipality and that trend is set to continue. In three years, 860 new residential lots have been approved within the region. Nearly \$45 million worth of new development got the go ahead last year, up from \$37 million the year before.

There is also increasing shack site redevelopment after the transfer of land to freehold title.

Landmark's Sarah Elliot says there's a real sense that the Yorke Peninsula is being discovered and Minlaton is well placed as the retail and service hub for these growing coastal towns.

"Minlaton is a tight-knit community and people have a great life here. House prices are much cheaper than Adelaide and all the services are close by," says Sarah.

The critical issue for further development in Minlaton is land availability. Like other towns on the southern Yorke Peninsula – Yorketown, Maitland and Warooka - Minlaton's towns

boundaries are limiting supply. The local council is working on rezoning areas to free up farming land for other uses.

"Property is pretty tightly held. Locals tend to buy what comes onto the market and there's a shortage of rural residential blocks" says Sarah.

The sale of the historic 1847 Gum Flat Homestead on 6.5 acres is a rare opportunity to buy a house on acreage.

"They say we are agriculturally rich and naturally beautiful – it's the perfect combination!" says Sarah.

Contact:

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PROPERTY GUIDE:

Residential: Three bedroom homes from \$170,000

Lifestyle: 12 acre farm block for \$67,500

Larger farms: Cropping \$1,000 to \$1,800 an acre

Grazing \$1,000 an acre