

Barunga Range landscape. North of Bute township.

Story: Sheryl Allen

LOCATION:	Bute 1.5 hours northwest of Adelaide
POPULATION:	570
INDUSTRIES:	Agriculture
CLIMATE:	Temperate Summer: 14.6°C – 31.1°C Winter: 5.3°C – 15.4°C Rainfall: 395 – 405mm

“Living in the South Australian town of Bute has all the warmth and contentment of nestling into a big plump comforter, with a box of chocolates,” says Landmark’s Julie Christie.

An aerial view confirms her parallel – visually, Bute is enveloped in an earthy patchwork quilt of nurtured crops and rolling hills.

Bute has long been a stopover spot for travellers to and from the seaside town of Port Broughton, and the yearly migration of summer holiday makers heading to the Yorke Peninsula. The regional business hub of Kadina is only 25 minutes drive away and the Clare Valley wineries, a leisurely 45 minutes.

Bute’s true identity is as an agricultural service centre, catering to the physical and social needs of this small but robust rural community.

Julie says, “It’s a very tightly-held premium cropping district with a close-knit, family-orientated community.”

“Land prices have held firm in the agricultural sector here, with demand remaining very strong.

That has created a rural property market where traditional sale and transfer of ownership is infrequent; instead broadacre leases are commonplace as farmers retire. Retaining interest in their holdings, offering continuous renewable leasing arrangements, secures a permanent passive income for retirement.”

“Landmark has achieved some really significant ‘lease by tender’ results for landowners, bringing annual fees of between \$120-130 per acre for productive fertile land and \$80-90 per acre for stony, less reliable soil types. Leasing is certainly a major part of the property services we do in this region” Julie said.

Bute township continues to thrive, with residential occupancy levels on the increase. Affordable home ownership, and the relaxed “fresh-air” lifestyle encourage singles, couples and families to live in the district. This is evidenced by a new subdivision and residential land release due soon, and many new homes built within the township in the last five years. Part of the attraction is the well-sized traditional quarter acre lots, with a strong demand for small acreage or rural lifestyle property.

Bute provides all the services you expect in a small rural town – there’s an independently-owned grocer, a deli, gallery, museum, a primary school, hotel, post office, an agricultural machinery business, mechanic, fuel depot and a Landmark branch. In addition, Bute boasts one of the earliest grain silo depots erected in the state. Home industry is also alive here, with various

handcrafted artworks and delicious food products made locally and it is home to Geraldton Hill artisan toffee.

Sport here is a family day out with participation in tennis, cricket, basketball, netball, football and lawn bowls capturing the interest of almost everyone. “There is a high level of community involvement with a real culture of everybody contributing. Saturday is reserved for sport.”

“Bute is a warm, welcoming place where people, proud of their heritage, rally through the tough times, look out for one another, and strive to keep the integrity of this enjoyable, relaxed way of living.”

CONTACT:

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PROPERTY GUIDE:

Residential: 1960s-70s era home
\$100,000 – \$150,000

Lifestyle: small acreage with family home
\$300,000 – \$380,000

Rural: productive broadacre cropping land
\$2,200 – \$2,500 per acre. Less reliable stony soil type \$1,800 – \$2,200 per acre.