



173 Alkira Road, YELTA, VIC 3505

Substantial Table Grape & Wine Grape Enterprise with Scale

42.33 hectares, 104.60 acres

Elders Real Estate Mildura is proud to present to the market this exceptional viticulture enterprise at 173 Alkira Road, Yelta. Situated in one of the region's most renowned table grape districts, the property benefits from fertile soils, favourable elevations, and ideal seasonal conditions. The location also provides the advantage of an earlier harvest, delivering fruit to market ahead of competitors and achieving stronger pricing.

Key Features:

Total Area:

42.33ha (104.59 acres) across four adjoining freehold titles.

Plantings:

16.7ha (41.26 acres) of Crimson Seedless table grapes.

TYPE: For Sale

INTERNET ID: 20P2713

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81

Perrin Street, 3549 34

Darling Street, 2648

MILDURA, VIC

5018 6800 5026 3050 5027

3411

Marty Deacon

0429 953 365

18.54ha (45.81 acres) planted to Chardonnay, Shiraz, Merlot, and Cabernet Sauvignon (established between 2000â##2016).

4.10ha trellised land, ideal for planting new varieties.

Irrigation:

Supplied via a private 90kW pump with variable speed drive, drawing directly from the Murray River on a private supply line system. Drip irrigation system with spin disc filtration. Three dedicated fertigation sheds.

Infrastructure:

300sqm implement shed with office complex, staff amenities, and ablution facilities.
250sqm cool room complex.

Water Entitlement:

Annual Use Limit of 312 megalitres.

This is a rare opportunity to acquire a substantial and highly-productive vineyard enterprise in a premium grape-growing location.

For further details and inspections, contact:

Marty Deacon â## 0429 953 365

- Land Area 42.33 hectares









