



Lot 2 - 27 Thiele Road, BARMERA, SA 5345

Shiraz Vineyard with Lifestyle Potential

5.43 hectares, 13.42 acres

Set in the heart of the Riverland's renowned horticultural district, this well-established 5.43ha vineyard property offers an excellent opportunity for growers, investors or those seeking a rural lifestyle.

Currently planted to Shiraz variety wine grapes, the vineyard is supported by a reliable irrigation setup with 60.99ML of Water Delivery Rights via Central Irrigation Trust and a CCW contract, delivering water through a three-station dripper irrigation system designed for efficient vineyard management.

The property is well-equipped with a range of plant and machinery to support ongoing vineyard operations, including a Ford 65hp cab tractor, Croplands 2000L canopy sprayer, 3-point linkage ripper, Hardi 600L weed spray unit, slasher, and rotary hoe.

Infrastructure includes a 20m x 6m shed with lean-to, providing practical storage and workspace. The shed is powered, with earth floor, and is complemented by a 20,000L rainwater tank for additional water storage.

With ample space and attractive rural surroundings, the property also presents the ideal opportunity to establish a lifestyle holding, with potential to build your dream home

TYPE: For Sale

INTERNET ID: 300P186926

SALE DETAILS

\$210,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

0437 236 669

subject to normal PlanSA approvals.

Whether you're looking to expand your vineyard portfolio, enter the wine grape industry, or secure a manageable rural lifestyle property, this productive Riverland holding is well worth inspection.

Key Features

- 5.43ha horticultural property
- Established Shiraz wine grape vineyard
- 60.99ML Water Delivery Rights â## Central Irrigation Trust
- CCW contract in place
- Three-station dripper irrigation system
- Plant & equipment included: tractor, sprayer, ripper, weed sprayer, slasher, rotary hoe
- 20m x 6m shed with lean-to and power connected
- 20,000L rainwater tank
- Lifestyle building opportunity (STCC â## PlanSA approvals)

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 5.4300 hectares

