



## 571 Kangaroo Road, LANGHORNE CREEK, SA 5255

Secure Water Supply – Broadacre Cropping, Livestock Grazing & Boutique Vineyard

**189.40 hectares, 468.01 acres**

'Millers' 571 Kangaroo Road, Langhorne Creek

Highest & Best Offers By Thursday 11:00am 20th November, Unless Sold Prior

Price Guide \$1.5m

A well-balanced and productive rural holding of approximately 468 acres (189.4 hectares), 'Millers' offers mixed-use farming potential just east of Langhorne Creek. With the benefit of secure water entitlements, complemented by a boutique vineyard and sealed road frontage, the property is well suited to broadacre cropping, grazing, and viticulture.

Location

- Just 10 km east of Langhorne Creek a renowned wine region

**TYPE:** For Sale

**INTERNET ID:** 300P187551

**SALE DETAILS**

**Highest & Best Offers  
By Thu 11am  
20/11/2025 (USP)**

**CONTACT DETAILS**

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Philip Keen**  
0438 308 650

- 2 km north of Langhorne Creek##Wellington Road
- 25 km to Strathalbyn, 29 km to Murray Bridge, 43 km to Mt Barker
- Approx. 79 km to Adelaide CBD
- Sealed road frontage with easy access to Monarto freeway interchange (15 mins approx)

## Land Use & Suitability

- Gently undulating country with sandy loam and calcareous soils
- Currently planted to wheat and barley across approx. 50% of the land
- Remaining land actively grazed with sheep
- Suitable for seasonal cropping, livestock grazing, and viticulture
- Divided into four main paddocks with pine post and cyclone fencing

## Water Entitlements

- Creek Pipeline Company (CPC) Allocation
- 8 megalitre water allocation via CPC Line
- CPC Certificate 171 ## 8000 shares
- Entitlement provides 8 megalitres during peak irrigation season (November to March)
- CPC meter located at connection point

## Private Lake Alexandrina Infrastructure

- Water entitlement governs direct extraction limits from Lake Alexandrina
- 100 mm PVC pipeline from lake to property
- Pump and auto-flush filtration system housed in pump shed at lake's edge (West Creek Road)
- DEWNR meter installed at pump shed
- Manual flush filter installed pre-tap for water directed to tank or vineyard

## Vineyard

- 10 acres under vine:

## 5 acres Malbec

## 5 acres Shiraz

- Dripper irrigation system upgraded in 2023
- Consistent fruit supply to a long-standing wine producer

## Improvements

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Approx. 250,000L galvanised header tank
- Sundry shedding
- Council rates: Approx. \$2,908 p.a.

#### Climate & Rainfall

- Mediterranean climate with warm summers and cool, wet winters
- Estimated annual rainfall: approx. 350 mm
- Supports reliable dryland cropping and grazing rotations

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 189.4 hectares





