



## Anderson Road, LOXTON, SA 5333

### Secure a Premium Landholding!

Presenting a mixed opportunity to secure prime land to build your dream home with combined income or make you start with your very own established horticultural property.

On offer are 2 x allotments being:

Lot 19 Anderson Road, Loxton North

Price: \$275,000

Lot 19 provides a rural type of allotment which has previously been utilised growing wine grapes and citrus. The allotment would be ideal to create a lifestyle home amongst a rural setting. Plantings include Chenin Blanc 9.7 acres & Shiraz 9.68 acres and 1.3 acres Afourer.

Land Size 9.86 HA (24 acres)

Lot 20 Anderson Road, Loxton North

**TYPE:** For Sale

**INTERNET ID:** 300P192540

**SALE DETAILS**

**\$275,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

Price: \$299,000

Lot 20 provides an income producing lifestyle block that has Central Irrigation Trust water supply and power. Plantings include 11.5 acres Afourer Mandarins and 8 acres of Chardonnay

Land Size 8 HA (19.7 acres)

Located in the Loxton North horticultural district, the property's are approximately 8.6 kilometres North/East of Loxton and 267 kilometres north east of Adelaide. Long term average rainfall is approximately 250 to 270mm per annum. The Riverland district spans 9,386 square kilometres along the magnificent Murray River.

Key industries supporting the region are horticulture, cropping and grazing, and a vibrant tourist industry. For a detailed information please contact the exclusive listing agent, Raph Liddle.

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.









