



Anderson Road, LOXTON, SA 5333

Strategic Land Investment

8.90 hectares, 22.00 acres

Elders Real Estate Loxton is proud to present this versatile mixed-use property, offering a blank canvas to create your dream home in a peaceful rural setting.

Ideally positioned within the sought-after Loxton North precinct, the allotment is surrounded by quality rural lifestyle properties and established horticultural holdings, delivering both lifestyle and productivity potential.

The property offers exceptional flexibility, whether you're looking to establish a hobby farm, accommodate horses, enjoy motorbike riding, or further develop horticultural pursuits. Adding to its appeal, approximately 4 acres of Chardonnay vines are already established, providing an immediate productive element.

Practical features include irrigation capabilities via Central Irrigation Trust water supply, along with water delivery rights and power availability, ensuring the groundwork is in place for future development.

TYPE: For Sale

INTERNET ID: 300P194537

SALE DETAILS

\$259,000

CONTACT DETAILS

Elders Riverland
2 East Terrace
LOXTON, SA
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Raphael Liddle
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With multiple access points via Derrick Road and Anderson Road, the property offers excellent convenience and accessibility.

Located in the Loxton North horticultural district, the property's are approximately 8.2 kilometres North/East of Loxton and 267 kilometres north east of Adelaide. Long term average rainfall is approximately 250 - 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.

Property Particulars:

Land Size 9ha (22 acres)

On Water domestic water supply

Central irrigation Trust supply

Central Irrigation Trust delivery rights 100 Megs

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.

- Land Area 8.903084 hectares

