



## Lot 7 Pike Creek Road, LYRUP, SA 5343

### Great Horticulture Startup or lifestyle opportunity

Situated on a 10ha (25 Acres) allotment, this fantastic entry level Horticultural property is sold on a Walk In Walk Out basis and comes with all the plant and equipment, bits and pieces you will need to get you started. Currently planted to red grapes the vineyard trellising and irrigation infrastructure is in good order, plus there is 80 meg of site use approval included in the sale.

The 15m x 7.5m colourbond shed includes two secure bays for equipment storage while the remainder of the shed has been lined for temporary accommodation offering a spacious living area plus kitchenette, toilet, shower and separate bedroom. Access to the pump on Pike Creek is via an easement across the road.

Plant and Equipment included in the sale:

- Massey Ferguson 373 tractor with a hydraulic forklift and three point hitch fork and heavy duty air compressor
- Massey Ferguson 390 cab tractor, green tipping bar
- John Deere 1750 tractor with heavy duty hydraulic post knocker

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.

**TYPE:** For Sale

**INTERNET ID:** 300P195069

**SALE DETAILS**

**\$230,000 - \$250,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**David Kanizay**

0408 834 586

- Interlink double rower folio sprayer
- 1200 litre rapidspray ground boom sprayer
- Approx 2000 litre boom sprayer (interlink tank)
- Grizzly Discs
- Kubota RTV X900
- Honda AtV fourtax
- Plus many more miscellaneous items

Spacious, serene and surrounded by natural beauty, this parcel of land is perfectly positioned for those seeking a quiet retreat, weekend escape or future home site (subject to the necessary planning consents).

For more information or to arrange your private inspection contact Dave Kanizay on 0408834586

\$230,000 - \$250,000

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



