



Lot 1 Briers Road, LOXTON, SA 5333

Established Almond Orchard in a Premier Horticultural District

9.52 hectares, 23.53 acres

Offering a rare opportunity to acquire a quality horticultural property in the tightly held Loxton North district, renowned for its productive growing conditions and strong agricultural reputation.

The property comprises established almond plantings supported by irrigation infrastructure and a reliable water supply via the Central Irrigation Trust. With fertile soils and a productive horticultural setting, the holding presents an excellent opportunity for purchasers seeking an income-producing asset, expansion of existing operations, or future redevelopment potential.

Positioned within one of the Riverland's premier horticultural regions, the property benefits from a long-standing reputation for high-quality production, favourable growing conditions, and secure access to irrigation water.

Situated approximately 7.4 kilometres north of Loxton and 267 kilometres north-east of Adelaide, the property enjoys a strategic location within the renowned Loxton North

TYPE: For Sale

INTERNET ID: 300P197000

SALE DETAILS

\$400,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Raphael Liddle

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horticultural district. The area receives a long-term average annual rainfall of approximately 250â##270mm and forms part of the broader Riverland region, which spans 9,386 square kilometres along the iconic Murray River. The Riverland is recognised for its diverse agricultural economy, with key industries including horticulture, broadacre cropping, livestock production, and tourism.

Property Particulars:

Total Land Size: 9.53 HA (23.53 acres)

Established Plantings: Nonpareil, Carmel and Price

Age 32 years approximately

Water Supply: Central Irrigation Trust

Water delivery rights: 146 megs

Crown Lease: Volume 6192 Folio 836

Contracted to Almondco

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 9.522253 hectares

