



393 Thiele Road, LOVEDAY, SA 5345

Organic Goodness!

70.63 hectares, 174.53 acres

Positioned in the heart of the Riverland and just minutes from Barmera township and the iconic Lake Bonney, this unique organic horticulture holding presents an outstanding opportunity to secure a substantial and well-maintained rural property spanning 70.63ha (174.5 acres).

The property features 42.26ha (104.4 acres) planted to a diverse mix of wine grape varieties, including a selection of alternative varietals, offering flexibility and future potential for growers and investors alike. Complementing the productive vineyard footprint is 28ha (69.19 acres) of native vegetation, providing natural surrounds, biodiversity value and an appealing rural landscape.

Combining productive capability with lifestyle appeal, this is a rare opportunity to invest in a tightly held Riverland location renowned for its horticultural success & relaxed country living.

Property Details:

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: 300P197029

SALE DETAILS

**\$1,300,000 -
\$1,400,000**

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

0437 236 669

- Three Frost Fans
- Two 60 x 30 sheds, high enough to home a harvester and all plant & equipment, both are concreted with power, lights and sliding doors, all lockable
- Pump shed with automatic pump and fertigation tanks
- Chemical shed
- All vines are under dripper irrigation, and vineyard is watered in three shifts
- Some pine posts have been swapped out for steel
- Two rainwater tanks
- Water Delivery Rights of 269meg's (Central Irrigation Trust)
- Average of 900-1000 tonnes of organic/biodynamic grapes per year

Plantings

- Viognier/Ruggeri 3.2ha
- Vermentino/Ramsay 1.38ha
- Vermentino/Ruggeri 2.8ha
- Montepulciano/Ramsay 2.9ha
- Durif .4ha
- Black Gem Current 1 rows
- Shiraz 10.9ha
- Nero d'Avola/Ramsay 1.9ha
- Chardonnay/Ruggeri 8.9ha
- Chardonnay/Ramsay 8.8ha
- Lagrein/Ruggeri .5ha
- Fiano/Ruggeri .5ha
- Gruner Veltliner/Ruggeri .08ha
- Saparavi 1 row

Designed for efficient operation, production costs are kept to a minimum with extra-long vineyard rows, enhancing productivity and ease of management. The property also benefits from current and up-to-date Southern Cross Certified No. 24073 Organic/Biodynamic Certified and NOP plus being Sustainable Certified SWA Fresh Care Australia, providing confidence for buyers seeking established organic operations with recognised accreditation already in place.

If you are searching for a large-scale organic wine grape holding with established infrastructure, proven productivity and exceptional lifestyle appeal, this impressive Riverland property is ready to go.

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

- Land Area 70.63 hectares



