

**2437 Murray Valley Highway, Vinifera, Vic 3591**



**Sold Viticulture/vineyard**

Friday, 29 September 2023

2437 Murray Valley Highway, Vinifera, Vic 3591

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 28 m2**

**Type:**

**Viticulture/vineyard**

**\$580,000**

Set in the heart of the productive Vinifera farming community, this 28 hectare property is organically certified and is producing top quality table grapes and a variety of annual cash crops. The delightful brick-veneer residence is set quietly back from the highway with the packing and machinery sheds nearby. Two cool rooms provide approximately 30 pallets of cool storage and other facilities include an air-conditioned office and staff room with shower and toilet and a separate workshop. The holding includes approximately 18 hectares of established table grapes (Ralli seedless, Crimson seedless, Autumn Royal and Sultana) under dripline irrigation leaving around 10 hectares suitable for annual crops with watering infrastructure in place. Currently utilising WISA irrigation software the watering can be computer operated with filters and fertigation in place. Whether you wish to continue with organic production or adopt conventional farming practices, the well-drained sandy loam soil types will serve you well.