

49 Dorsch Avenue, Loxton, SA 5333



Residential Land For Sale

Thursday, 25 April 2024

49 Dorsch Avenue, Loxton, SA 5333

Area: 11 m2

Type: Residential Land



Raphael Liddle
0405005138

Under Contract

Presenting an established horticultural property with a total area of 11.77 hectares, comprising vines and vacant land. The property fronts Dorsch Avenue and Gratwick road providing good access points to the property for machinery and larger vehicles. Improvements include a 12m x 6m shed on the property which features office and kitchenette area. Irrigation water is supplied by local water authority Central Irrigation Trust. The property is located in the Loxton horticultural district, being approximately 3.3 kilometres North of Loxton and 267 kilometres north east of Adelaide. Long term average rainfall is approximately 250 – 270mm per annum. The Riverland district covers an area of 9,386 square kilometres along the magnificent Murray River. Key industries supporting the region are horticulture, cropping and grazing, and a vibrant tourist industry. Plantings include: Total area of 11.77ha (29 acres) Planted: 10.885 acres Unplanted : 18.115 acres Shed area 0.1ha (included in unplanted) Cab Sav: 5.8 acres Chardonnay 3.385 acres Shiraz: 1.7 acres Property Features: Land suited to horticulture crops such as citrus, vines, almonds, avocados. Soils comprising gently undulating sandy loams on irrigatable land Council Rates \$300 per quarter APPROX. (local Authority Loxton Waikerie Council) Crown Lease - Volume 6210 Folio 971 Section 512 Hundred of Gordon In the area named Loxton Irrigation Particulars: Water delivery right (S) 36.85 megs held (up to 100 megs of water delivery rights available) Under vines water birds (spray) 2 x shifts irrigation 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.