

53 Brettig Road, Lobethal, SA 5241

Raine&Horne.

Sold Viticulture/vineyard

Saturday, 12 August 2023

53 Brettig Road, Lobethal, SA 5241

Type: Viticulture/vineyard



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1 Title - 2 Sections - Sections 193 and 195 Hundred of Onkaparinga Total Land Area 15.7Ha - 38.7Acres Certificate of Title Volume 5704 Folio 90953 Brettig Road, Lobethal - South Australia Rising country with undulating areas, the southern area offering unsurpassed views across the vast Onkaparinga Valley - in fact there are primarily 360 degree from the vantage area offering an ideal future home sale. Well located in the heart of the Adelaide Hills wine growing region, the vineyard terroir is suited to much sought after varieties and clones. Elevation at the highest point is 500 metres, the lowest being 460 metres. Block A Chardonnay Clone 1OV1 6613 vines 2.6HA Block B Chardonnay Clone 1OV1 3433 vines 1.34HA Block C Chardonnay Bernard Clone 277 3281 Vines 1.27HA Block D Chardonnay Clone 1OV1 1751 vines .68HA Block E Chardonnay Bernard Clone 9.5 6866 vines 2.68HA Block F Pinot Noir 777 3656 vines 1.42HA Total area Chardonnay 21,944 vines 8.57HA Total area Pinot Noir 3,656 vines 1.42HA Total vineyard (rounded) 10HA - 25Acres Row widths 2.6 metres vine plantings 1.5 metres apart. Water Licence | Allocation No. 112565 - 23,520 K/L The vineyard has been totally reworked during the last 3 years including 40kms of new dripper lines. The bore is equipped with a SP17-17 pump - rated at 17,000 litres/hour (3740 gallons/hour) - 17 stages 9.2 K/W (12HP). The water flow at the head has not been measured, however would still be significant. The bore pumps to a header dam located at the top of the property and is gravity fed down to an above ground pump (Southern Cross MFA09A-F 50 x 32-200) situated next to the bore. The water passes through a Netafin media filter, immediately after the pump, before distribution to the vineyard. Distribution is controlled by an automatic Irritrol Total control irrigation system. The bore is also controlled by a Irritrol Total controller. Both controllers automatically irrigate 8 subsections according to selected programmes. The Vendor has advanced work orders with a heavy duty plastic company (Poly Dem) to schedule the lining of the dam (likely to be completed in September). An earth mover will also be organised to clean and prepare the dam. Whilst this is being done a new 80mm class 12 p.v.c pipe will be placed through the wall of the dam, as part of the irrigation feed. The vineyard is contracted to supply grapes to Treasury Wine Estates until and including the 2026 vintage. The contract offers a base price of \$1200 per tonne for Chardonnay and \$1400 for Pinot plus bonuses dependent on quality. However, there was a small parcel last vintage of what is referred to as "C" grade whereby \$1850 per tonne was paid. Future vintages may well shift to \$2,200 per tonne. When the vineyard reaches full maturity the yield estimate is 5 tonnes/acre or 14 tonnes per Ha. All information will need to be qualified by Purchasers as this is information of a general nature. The Adelaide Hills region is globally recognised for its cool climate quality wines. Furthermore, the Adelaide Hills is a favoured destination, with its many cellar doors, wineries and restaurants, just 35-40 minutes from Adelaide - part of the flourishing tourism market, with growth anticipated to double in the next 10 years.