

126 Riverboat Road, Cadell, SA 5321



Cropping For Sale

Wednesday, 10 July 2024

126 Riverboat Road, Cadell, SA 5321

Area: 101 m2

Type: Cropping



Noel Basheer
0412452507



Michael Gleeson

Expressions of Interest 31/07/2024 USP

Arguably one of the best and most Productive Vineyard in the Riverland Including Seamless Ownership Options with Expert Management in Place 126 Riverboat Road Cadell SA 53211. Turnkey Ownership: Streamline the acquisition process with the option for a "walk-in, walk-out" purchase. From day one, you can step into ownership and start enjoying the fruits of this esteemed vineyard estate without delay, thanks to its fully operational status and comprehensive infrastructure.

2. Expert Management: Enjoy the assurance of expert management with a vendor offering to stay for up to three years to maintain operations. Benefit from his wealth of experience and industry knowledge as he oversees the day-to-day management of the vineyard, ensuring continuity and excellence in viticultural practices and avail yourself to valuable trading contacts of some 20 odd years with all major wineries obtaining optimum prices at all times.
3. Abundant Water Supply : This estate ensures an uninterrupted water supply essential for sustaining a flourishing vineyard. Enjoy the peace of mind knowing that your vineyard is equipped to provide ample water resources to nurture your vines to perfection complemented by an existing valuable 3 Mg water licence.
4. Prime Irrigation System: Embrace the convenience of a fully automated irrigation system sourced directly from the revered River Murray supported by 2 Pumps on a Sliding Gantry facility to adjust to the varying levels of the River Murray Including the main pump a Southern Cross 100HP fitted with Variable speed Drivers.. Impeccably designed to optimize water distribution to the vineyard thriving under the gentle flow of pristine river water, ensuring optimal growth and grape quality regularly monitored by 3 water moisturizing stations..
5. Solar Energy: this vineyard has it's own Valuable 39 Kw Solar System in place.

Hassle-Free Transition: Whether you choose immediate ownership or opt for vendor assistance, transition seamlessly into ownership with minimal disruption. With the support of an experienced professional and established processes, you can navigate the transition with ease and confidence, setting the stage for long-term success.

7. Investment Security: With multiple ownership options and established contacts, this vineyard's plantings 125 Acres of Vines includes Semillon, Sav Blanc, Viognier, Cab Sav, Shiraz & Prosecco Varieties. This estate offers a secure investment opportunity in the thriving wine industry. Whether you're an experienced investor seeking stable returns or a newcomer looking to enter the market, this property provides a solid foundation for financial growth and prosperity.
8. Expansion Opportunities: Unlock the full potential of this Vineyard estate with approximately 125 acres planted 6 grape varieties PLUS 125 Acres of Vacant Land..... on 2 separate Titles, awaiting your entrepreneurial vision. Expand and grow the current output of the vineyard, diversify grape varieties, or experiment with innovative viticulture techniques to elevate your wine offerings to new heights. Or think outside the square a Solar Farm, entertainment venue of sorts etc (STC)
9. Lifestyle and Legacy: Embrace a lifestyle of distinction and leave a lasting legacy in the world of viticulture. Whether you envision yourself as a hands-on owner immersed in the daily operations or prefer a more hands-off approach with expert management in place, this property offers the perfect balance of lifestyle and investment potential. With the recent lifting by China of their Wine excise the market potential is endless once again. Discover the seamless ownership options and investment potential of this esteemed vineyard estate. Schedule your private viewing today and unlock the door to a future of prosperity and prestige in the world of wine. Kindly contact Noel Basheer on 0412 452 507 for further details

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