

**131 Berry Road, St Kitts, SA 5356**

**Cropping For Sale**

Tuesday, 25 June 2024

131 Berry Road, St Kitts, SA 5356

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 292 m2**

**Type: Cropping**



Sam Hayes

## Contact Agent

Unveiling St Kitts, a 292.9-hectare gem nestled in the northern Barossa. This expansive property offers a unique blend of agricultural potential, with a mix of arable and grazing land along with established vineyards. Spread over eight titles the property includes a three-bedroom home which is currently tenanted along with a renovated cottage and extensive shedding. The favourable conditions for cropping coupled with the infrastructural improvements for viticulture make this an ideal opportunity for those looking to diversify their agricultural and property portfolio.

Land Size Total Land Area: 292.96 Ha / 723.9 acres  
Vineyard: 75 Ha / 185 acres  
Infrastructure

- Three-bedroom home (rented) on home block (CT 5836 / 532)
- Restored stone cottage on the home block (CT 5836 / 531)
- Shed 1 – 220m<sup>2</sup> / Shed 2 – 60 m<sup>2</sup> / Shed 3 – 40m<sup>2</sup> / Shed 4 – 40m<sup>2</sup>

Water/Irrigation

- 105ML site use entitlement delivered by SA Water via an off-peak delivery agreement. Sourced from SEC 226 and pumped to header tanks on the dam block and home block.
- Bore water: Four equipped bores. Two on the home block and two on Canyon Block

Elevation: 380 - 410m  
Rainfall: 489mm/year  
Soil: Hard red-brown texture contrast soils with neutral to alkaline subsoil