

Lot 500, Cemetery Road, Eden Valley, SA 5235



Residential Land For Sale

Sunday, 24 December 2023

Lot 500, Cemetery Road, Eden Valley, SA 5235

Area: 162 m2

Type: Residential Land



Richard Inwood
0885682309

Contact Agent

1. Lot 1 Cemetery Road – 64.8 Ha (162 Ac approx.) 2. Lot 558 Cemetery Road – 32.45 Ha (81.1 Ac approx.) 3. Lot 500 Cemetery Road – 64.99 Ha (162.4 Ac approx.) – auction (USP), date to be advised Council rates \$TBA pa. All three properties have the potential for a purchaser(s) to build their country retreat (STCC) or will make a wise and productive addition to an existing farming operation. These properties represent genuine lifestyle properties; space, views, Red Gums, reliable water and productive land. The properties have an extensive range of potential uses, ranging from viticulture, stock grazing, hay production, intensive agriculture such as dry land lucerne and irrigated lucerne, cut flowers, eco-tourism and more. Soils can be described as productive sandy loam providing good drainage. Excellent shelter belts are in place and with the ever-present red gum trees, the properties are truly attractive. The land can be described as flat with some gentle rises. Lot 1 Cemetery Road has a 13.7 Mg water licence (TBC) and a wonderful disused (large) quarry, which is a seriously beautiful space, with permanent water. The quarry is a stunning site for eco-tourism or an intensive agriculture enterprise given easy access to water and the protected environment. Several smaller dams across the property provide additional stock water. Bore available for stock and domestic needs. Three paddocks. Some small sections of the fencing will need refurbishment. Boundary fencing is acceptable. Power is connected. Lot 558 Cemetery Road is a perfect affordable property to build your country residence with views and that real sense of country. Non-equipped well potentially suitable for stock and domestic. Permanent water available in spring fed creek. No power or mains water available. Perfect for an off-grind country homestead (STCC) Lot 500 Cemetery Road with the vineyard offers the purchaser the option to grow grapes and potentially expand the production with additional water available. Varieties; Riesling (2.5Ha) on Riesling root stock, Shiraz (3 Ha) and Mataro (0.5Ha approx.). Two dams; 10Mg and 12Mg. Run-off water licence (16Mg). Combined grape yield various from a potential of 35 T with effective management. Riesling was grafted 2 years ago and are growing well. “Brothers at War” winery currently taking the grapes and are keen to continue to do so. Grape prices 2022/23 were \$2,000/t for the Riesling and \$2,500 for Shiraz (approx.). Grapes are planted on mineral belt country which increases demand for the fruit. Block has three road frontages (Cemetery Rd, Eden Valley Rd and Vigars Rd) and 4 paddocks. Mains power access on Eden Valley Road and power poles cut through the property. Mains water also available on the Eden Valley Rd All properties offer good grazing potential. Boundary fencing is generally in good condition, some internal fencing could be updated. All blocks have permanent water sources. Annual rainfall is approximate 600 mm. These properties offer a rare opportunity for so many lifestyle options within easy reach of Adelaide, Barossa and the Adelaide Hills.