

# Lot 102 Stockwell Road, Stockwell, SA 5355

## Viticulture/vineyard For Sale

Wednesday, 10 July 2024



Lot 102 Stockwell Road, Stockwell, SA 5355

Area: 55 m2

Type: Viticulture/vineyard



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## EOI Close 16-08-2024 @ 5pm (USP)

Summary: For the astute vineyard investor, Lot 102 Stockwell Road, Stockwell presents a fantastic opportunity to secure a large well managed vineyard site in the heart of the Barossa Valley that normally would not exist. The site is large enough to be commercially viable & planted to well known Barossa varieties with vacant land ready to plant. Location: The property is located approximately 7 kilometres North of Nuriootpa, located within the Barossa Valley wine region (G.I of the Barossa Valley). Nuriootpa is in the heart of the Barossa Valley and located on a main freight route and is approximately one hour's drive from Adelaide. In terms of viticulture the Barossa Valley is the premier wine and grape growing district within South Australia and arguably Australia. Land: The total area of the property is approx. 55.58ha & is planted to approx. 50.21ha of Vineyard with bitumen road frontage to the Western side spread across 4 titles. Zoned: Rural Water:- BIL (Barossa Infrastructure Limited) - 24 Meg of Premium BIL- 24 Meg Off Peak Bore- 35.4ML Bore Licence- Licence #3694 Dam- Significant holding dam (50 Meg) central to the property Planted area:- 50.21ha - 41.52ha Shiraz, 8.69ha Cabernet Sauvignon Grape Supply Agreement: Details available on request Method of Sale This Information Memorandum is intended to provide prospective purchasers with the details of this excellent opportunity and is for sale by Expressions of Interest closing 16th August 2024 at 5pm (Unless Sold Prior)