



196 Boehm Springs Road, Flaxman Valley

\$875,000

Organic Biodynamic Vineyard and Grazing Land

Web ID: 32606130894



David Braunack
0418 841 349



Situated in the G.I of Eden Valley this 9.5 Ha (23.5 acres) vineyard is planted to Riesling, Cab Sauvignon, Shiraz & Merlot. The remainder of the 50.51Ha (124.81Ac) is ideal for grazing.

Other improvements to the property include a cottage with fruit trees, machinery sheds, shearing shed, approx 1.5 Ha of mature olive trees & dams.

A great vineyard property that has received accolades for its wines.

WATER

- 22 Meg dam with 12 Meg water licence
- Bore with 7.746 water licence
- 20,000 gal squatters tank
- 5 stock dams

GRAPE CONTRACT

- A 3 year grape supply contract with Treasury Wines for \$1,500 per tonne over 3 Ha of Cab Sauvignon

IMPROVEMENTS

- Character 9 year old Rammed Earth 1 bedroom cottage with paved courtyard/ pergola
- ETSA power and phone