



4 Vine Vale & 1024 Stockwell Road, Vine Vale

\$8,000,000

Barossa Valley Vineyard

Web ID: 32606131867

Site: The property is approximately 70.46 Ha (174.10 ac) in total with approximately 63.8 Ha (157.64 acres) of vineyard planted entirely to Shiraz and Cabernet Sauvignon.

Improvements situated at allotment 403 Stockwell Road include 2 large Colorbond sheds built in 2004 and 2006. Steel frame with heavy duty concrete floor and 3 phase power.

Dimensions: Shed 1 - 156m² and 4.4m high (Portion of Shed is leased on a monthly basis to S & S Preston).

Shed 2 - 270m² (Portion used as a chemical shed).

Water & Irrigation

- Average rainfall 550mm p.a
- Reticulated supply
 - Light Pass Rd (Hoffmann) 25mm service
 - Light Pass Rd (Dam Property) 13mm service
 - Stockwell Rd (Shed Block) 2 x 13mm service
- Dam 60 Meg
- Bore 60 Meg
- BIL's 60 Meg

Water License approval No. 2600, Site use approval No.176999, approval has also been granted to re-charge well on section 52 Hundred of Moorooroo.

The properties are to be sold as a whole by Private Treaty, for further information, details can be discussed with David Braunack 0418 841 349

David Braunack
0418 841 349



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