

102 Matthews Road, Eden Valley, SA, 5235



Land For Sale

Thursday, 24 October 2024

102 Matthews Road, Eden Valley, SA, 5235

Type: Land



Richard Inwood

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65.67 Ha of quality Eden Valley grazing country. Close to main Barossa towns. Your country residence awaits (STCC)

1. Large land parcel consisting of one title with two allotments, each of approx. 32.8 Ha giving a combined area of 65.67 Ha (164.2 Ac approx.)
2. Tightly held country with enviable 650 mm (approx.) annual rainfall, Marne River runs through the property with springs and three dams
3. Fencing is largely in good condition and pastures with annual fertiliser history providing for highly productive country
4. As new cattle yards and loading ramp
5. Just 20 min to the main towns of the Barossa where you will find world class wineries and numerous quality dining options

Property description;

(i) Water; The property has the Marne River running through with numerous springs. There are three small dams which can access water from the Marne with piping and an as new solar pump in place to transfer water from dam to dam. Enviably 650 mm annual rainfall providing valuable water security and pasture production. Even in dry years, such as 2024, the Marne has water pools and the dams have water

(ii) Land; Areas of flat land with undulations and rocky outcrops. Perfect grazing country. As a result of consistent and wise land management, there is considerable carrying capacity across the 65.67 Ha (approx.) of land. The property is currently carrying 50-60 breeding cows and calves year-round.

Soils can be described as a productive sandy loam allowing for good drainage. Excellent shelter belts are in place and with the ever-present Red Gum trees making for an attractive property.

Property has some gentle rises and undulation with some rocky outcrops. Rear of the property has wonderful views over the valley. Power runs across the property.

Pastures are improved with clover, cocksfoot and ryegrass and have a solid history of annual top dressing of single super @ 150kg/Ha. Quality hay can be produced in sections of the property to supplement stock feed requirements.