

154 Casson Avenue, Loxton North, SA, 5333



Rural For Sale

Saturday, 23 November 2024

154 Casson Avenue, Loxton North, SA, 5333

Type: Rural



Raphael Liddle

0405005138

Horticultural Holding

Presenting a substantial horticultural property located in the Loxton North district of the Riverland.

The property is on a corner allotment with frontages to Briers Road and Casson Avenue, providing good access points to the property for machinery and larger vehicles.

The property has been previously used for growing stone fruit, apples, wheat and now presents a blank canvas for the next owner to develop.

The shed/building has been previously utilised as accommodation featuring two dormitory rooms, a kitchen, showers, toilets, a storage room and an open area. The building holds plenty of potential to be brought back to its former glory with some work or be best used for storage purposes.

Set on 27 acres of arable land suited for growing grapes, citrus, almonds and stone fruit.

If you are seeking land to build this could be a great option to build a large family home (STCA).

The property is in the Loxton North Horticultural district and is 7.5 km from the CBD (East Terrace) of Loxton.

Property Particulars:

Land Size 11.25 ha (27 acres)

Council Rates \$2,300 per annum approximately

Freehold Certificate of Title - Volume 6255 Folio 703

Dormitory type accommodation

Irrigation Particulars:

Water delivery right (S) 161 megs held

Water authority Central Irrigation Trust

Domestic Sa Water supply

Central Irrigation Trust Irrigation Outlet

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