



#### EDEN RISE - KEYNETON/ANGASTON

\$279,950

Here is a magnificent property that offers you the lifestyle you deserve, there are some beautiful homes sites with views that dreams are made of. Offering you these great features!

1. Land 51 acres
2. Magnificent home sites (subject to Mid Murray council)
3. Brand new ringlock creole posted fencing with 1/4 rock fence at the southern end
4. 2 Dams that actually collect good water and have not seen dry since 2004
5. Run 50 ewes very comfortably producing top end fat lambs (\$136hd) Mt Pleasant Jan 2010. Fat lambs returned \$195/head Feb 2011.
6. Good cropping at approx 7 round bales per ha and 10 bags ha cereal
7. Mains water connected to 5000 gal tank powered by 5hp Honda
8. Power near by (approx 300 metres)
9. 2 Ha Shiraz (clonal material sourced from 2 highly sought labelled blocks; will disclose to new owner), 1 ha planted 2007 and 1 ha planted 2009, both watered via pump, 2007 planted shiraz crop harvested at 3.6t vintage 2009. Harvested 5.2t shiraz off the 2007 planted vines this vintage 2011 with the 2009 planted vines will have its first crop in 2012 estimate of 2t. The total estimate of all vines for 2012 is 9t

VINEYARD LEASE BACK AGREEMENT (OPTIONAL)

RLA 61382

#### Upcoming Inspections

Inspect by appointment, contact agent.

#### Land Size

206389.687 m2

#### Kies Real Estate

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