

9 Wise Rd, Springside, NSW 2800

\$1,250,000

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## BOUTIQUE VINEYARD

9.088 HA (22.5 Acres Approx.) All under vines.

Comfortable 3 bedroom home with split air conditioning and slow combustion wood heating.

2 machinery sheds (main shed features 3 phase power and 3 high roller door access).

Excellent water supply from bore (runs at 6,000 gal/hour) and dam.

42 megalitre irrigation licence to be included in the sale.

Drip irrigation system waters every vine from bore with a back up system on dam.

Only 11km from Orange Post Office.

Ferile red basalt soils.

High altitude 1000 to 1020 metres above sea level.

Rainfall approx. 940mm (37 inches) per annum.

A long list of machinery, equipment and inclusions to walk straight into this going concern.

### DETAILS OF VINEYARD:

Reisling - 42 Rows - Grafted 2009 (all Western Block)

Merlot - 24 Rows - Planted 1994.

Chardonnay - 27 Rows - Planted 1994.

Sauvignon Blanc - 36 Rows (half planted 1994 - half grafted 2004)

### COMMENTS:

A unique small vineyard in a tightly held and productive location close to the regional city of Orange.

Plentiful water is a major feature here. The land area, soils, climate and water combine to result in an expected production capacity of 100 to 120 tonnes of grapes per year.

### Listed By



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Open for Inspection

By Appointment.

