

RURAL

# MOUNT WILSON

## INFORMATION MEMORANDUM

Incomparable Rural Lifestyle Holding  
within reach of Adelaide, SA  
307Ha (Approximately)

McLaren Flat, SA

*Elders*

Real Estate

# SALE DETAILS

## Mount Wilson

1205 Range Road, McLaren Flat, SA 5171

(CT Vol 5488 / Folio 32)

EOI Monday 3 July 2023 by 4pm

[eldersrealestate.com.au](http://eldersrealestate.com.au)

### EXCLUSIVE SELLING AGENT

Adam Chilcott - National Rural Property Executive  
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Elders Rural Services Australia Limited  
Trading as Elders Real Estate  
RLA 62833

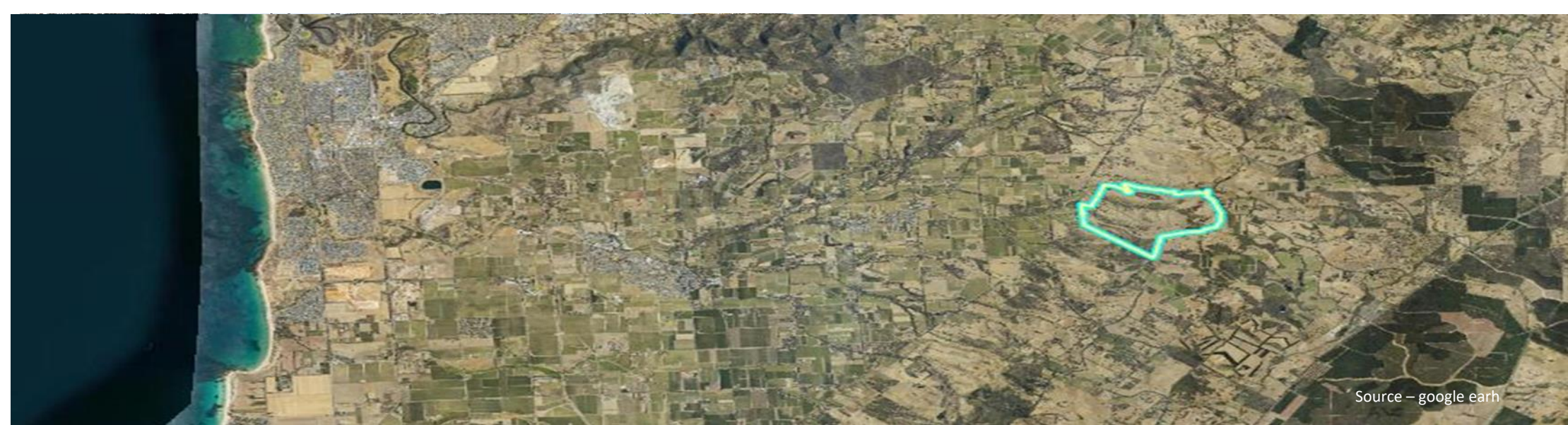
### KEY FEATURES

- 758.6AC (approx.)
- 19 paddocks
- 14 dams (including 2 spring fed)
- 43.4kms to Adelaide
- New cattle & sheep yards
- Unsurpassed scale in location

 Elders Real Estate

Mount Wilson June 2023





Source – google earth

# A PRIVATE & PRESTIGE HOLDING :

## *Location*

A holding within 45kms of a rejuvenated and emerging Australian capital city. Overlooking internationally acclaimed McLaren Vale wine region and stunning further outlook to the Gulf St Vincent.

## *Size of Holding*

Given typical parcel sizes within similar proximity of Adelaide, an exceptional offering of 307HA (approximately). Arguably, a holding of such scale would be difficult to acquire within the same proximity of any Australian capital.

## *Improvements since acquisition*

Water infrastructure and bore improvement, sheep/cattle combination yards, extensive earthworks and tracks, pasture renovation, fertiliser and liming program, fencing, planted vegetation (after working with Biodiversity and Landscapes SA), removal of noxious and invasive trees

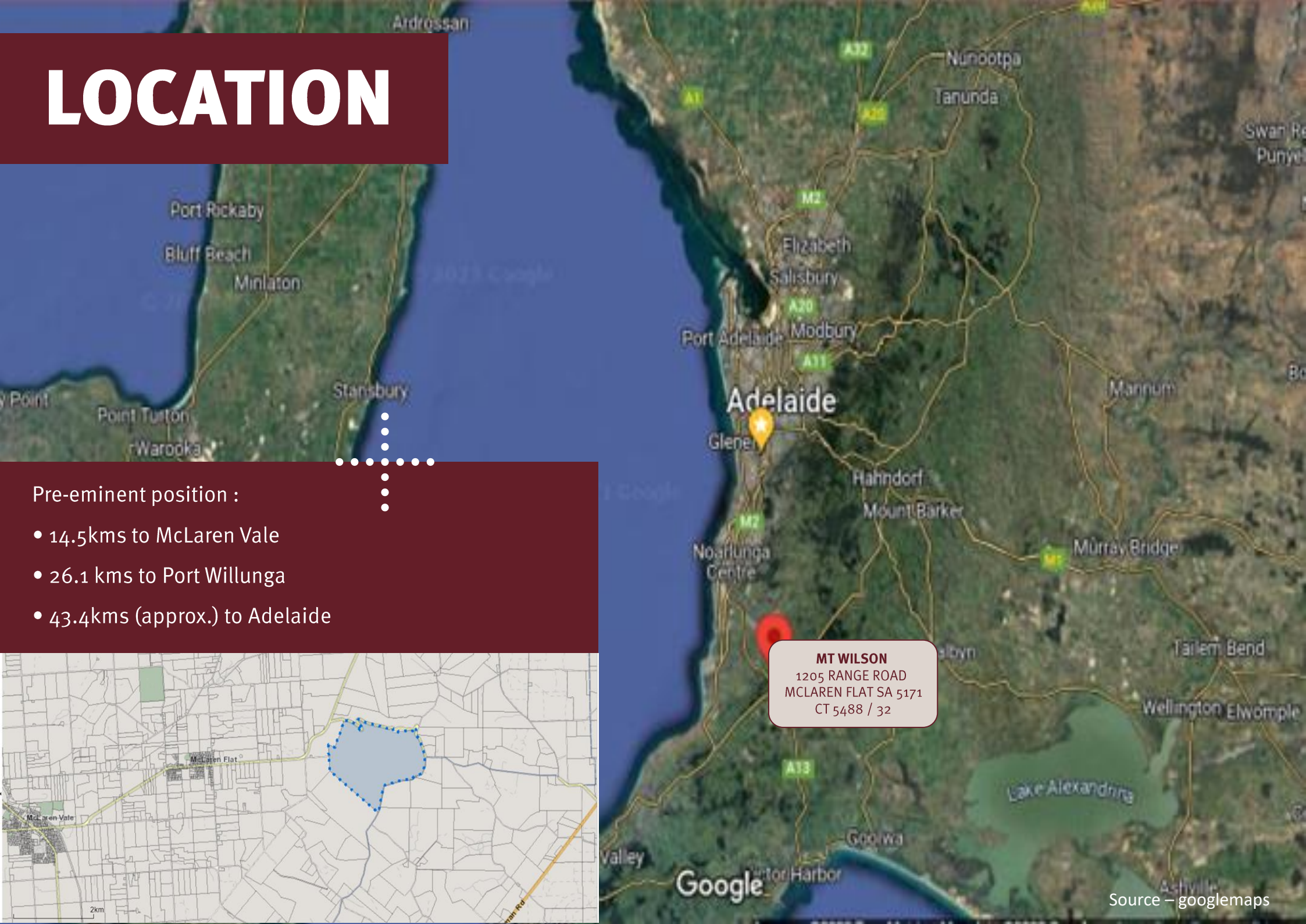
## *Water*

Enjoying a consistent 820mm rainfall approximately (as described by the vendor's records), with 14 well placed dams (some stocked with marron), 3 bores and a water licence of 110.4ML (# 4627 -2) currently leased to a winery with \$58,000 p/a average income and current rollover entitlement of 33.1ML (expires 30 June 2023)

## *Opportunity to establish a grand estate*

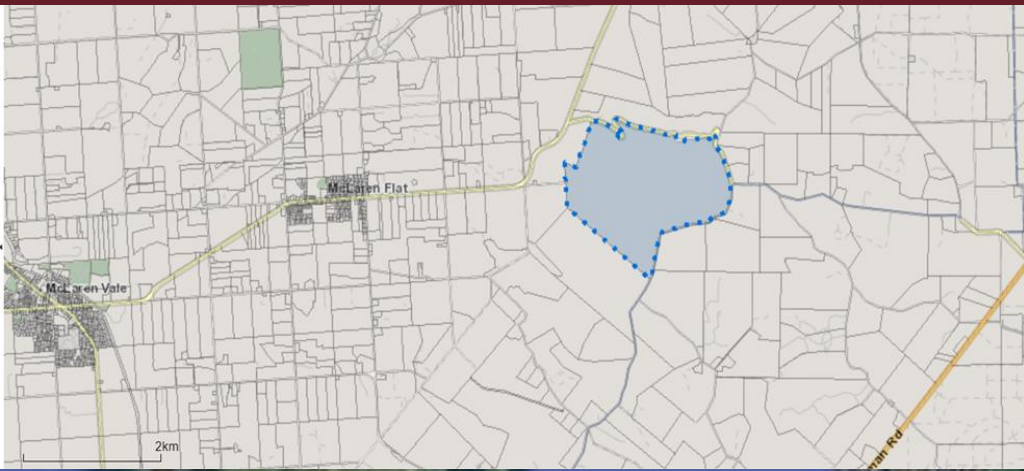
Mount Wilson offers the opportunity to further enhance a prestige holding and create a commanding and grand estate. Further improvements may include an exclusive vineyard, cellar door, function centre, accommodation or many other options (stpc)

# LOCATION



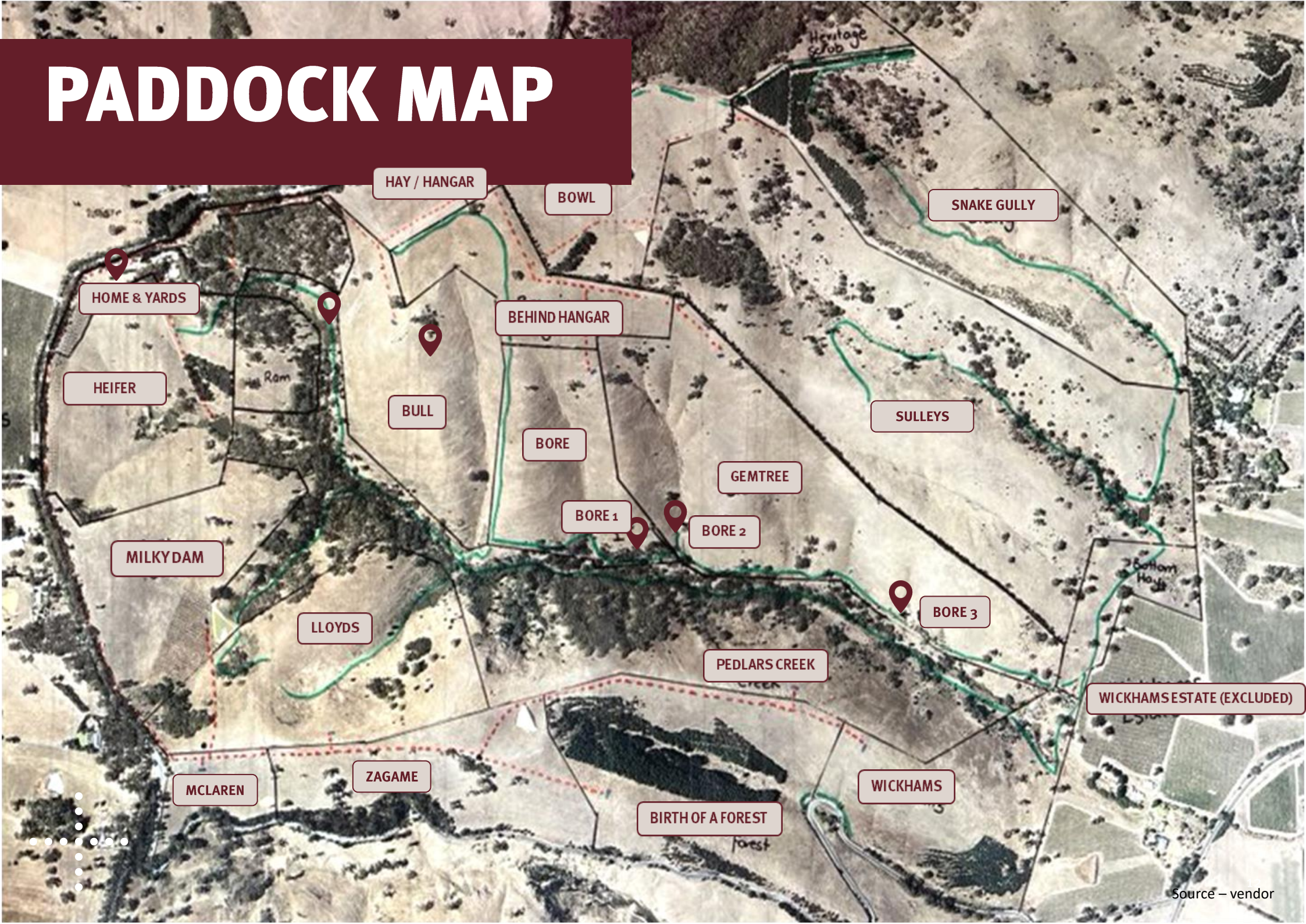
Pre-eminent position :

- 14.5kms to McLaren Vale
- 26.1 kms to Port Willunga
- 43.4kms (approx.) to Adelaide



**MT WILSON**  
1205 RANGE ROAD  
MCLAREN FLAT SA 5171  
CT 5488 / 32

# PADDOCK MAP



CURRENT HOMESTEAD OUTLOOK



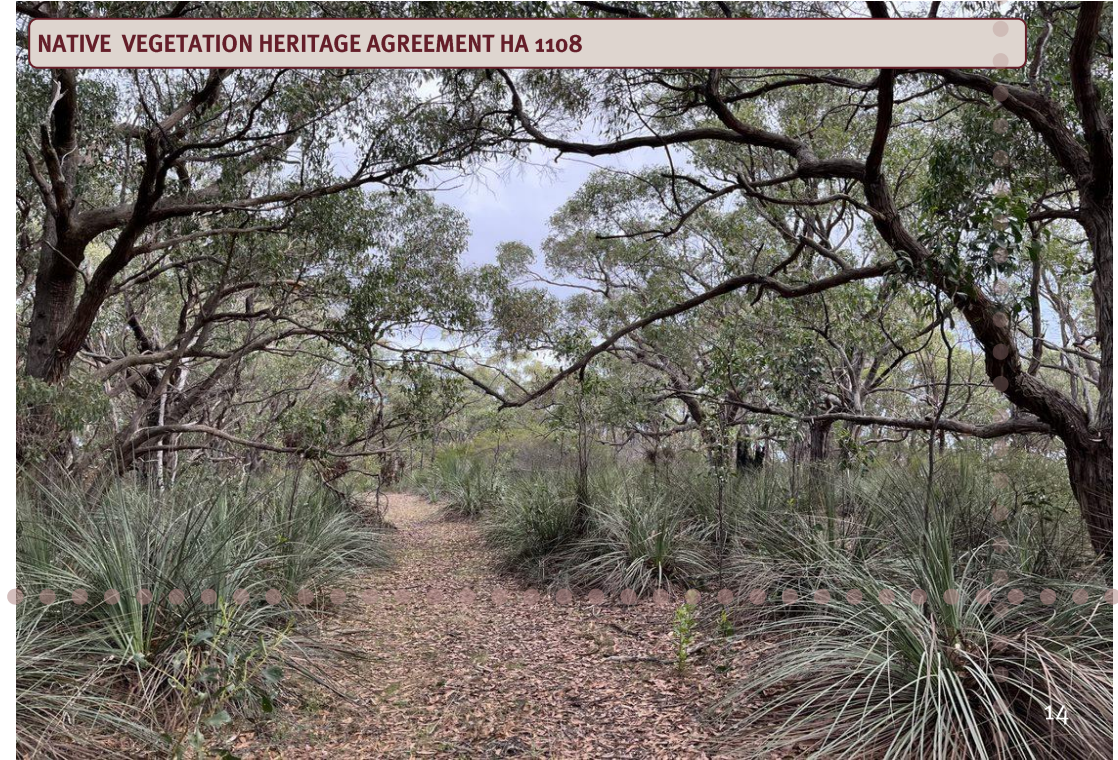
HAY / HANGAR PADDOCK



COMMANDING VIEWS OVER MCLAREN VALE



NATIVE VEGETATION HERITAGE AGREEMENT HA 1108



# IMPROVEMENTS & CURRENT USE

## STRUCTURES

- Three -bedroom homestead with north facing double glazed windows in open family / dining / kitchen
- Master suite has walk in robe and ensuite with spa
- Ducted reverse cycle air conditioning
- Two solar systems totalling 6.5kw with 13.5kw Tesla Battery
- Five room artist studio or supplementary accommodation (self sufficient) with covered verandah
- Farm garage and workshop, open-fronted machinery shed and hay storage
- Water storage of approximately 66,000L (Hangar), 44,000L (yards), 66,000L across farm
- Aircraft Hangar 15 x 14m (approx.)

## YARDS

- Proway sheep / cattle combination yards comprising -
  - Undercover Leicht's cia black bute pro chute cattle crush and rotary force
  - Undercover sheep yards with hydraulic Proway bulk sheep handler
- Old cattle yards in between Home & Hay paddock

## ZONING , HERITAGE & STOCK

- Hills Face zoning , Heritage agreement for native vegetation (19Ha approx)
- Currently conservatively stocking 120 cows, 4 bulls and progeny (selling weaners), 500 sheep (selling on average 600 lambs p/a)

Mount Wilson June 2023



# AGENT REMARKS

Adam Chilcott – Rural Sales Executive

- *A limited opportunity to acquire a significant holding so close to Adelaide*
- *On the doorstep of world class vineyards and sprawling, pristine beaches*
- *Spectacular and commanding views in a supreme location*





**OPEN PLAN KITCHEN , FAMILY & DINING WITH STUNNING OUTLOOK**



**DAMS POSITIONED FOR EFFICIENT CAPTURE**



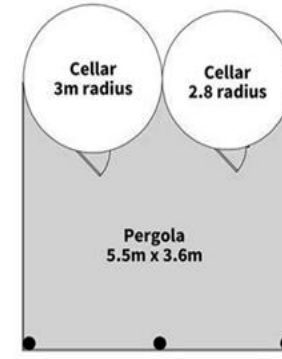
**VIEW FROM MILKY DAM PADDOCK BACK TOWARDS HOME & YARDS**



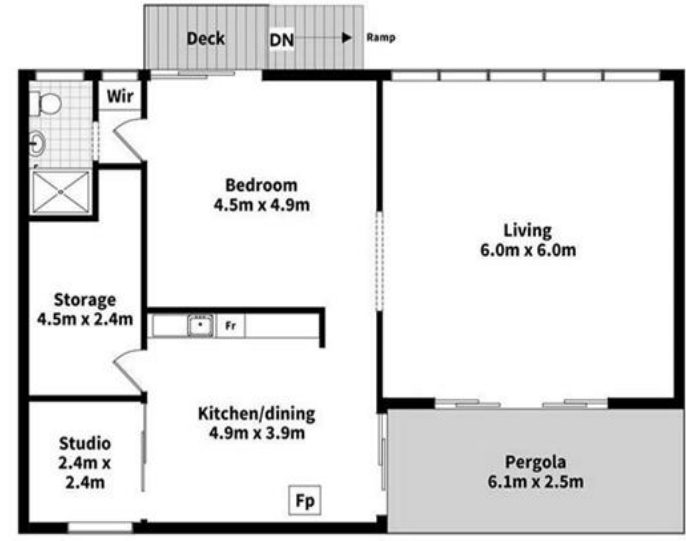
**PEDLAR CREEK - NATIVE WATERCRESS, MAIDEN HAIR FERN, WILD FIG, WALNUT, CHESTNUT & MACADAMIA TREES, HOME TO DEER, KOALAS & MONARCH BUTTERFLIES**



# HOME & STUDIO



(Not In Position)



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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RECENTLY CONSTRUCTED UNDERCOVER YARDS



ARTIST STUDIO



MASTER BEDROOM



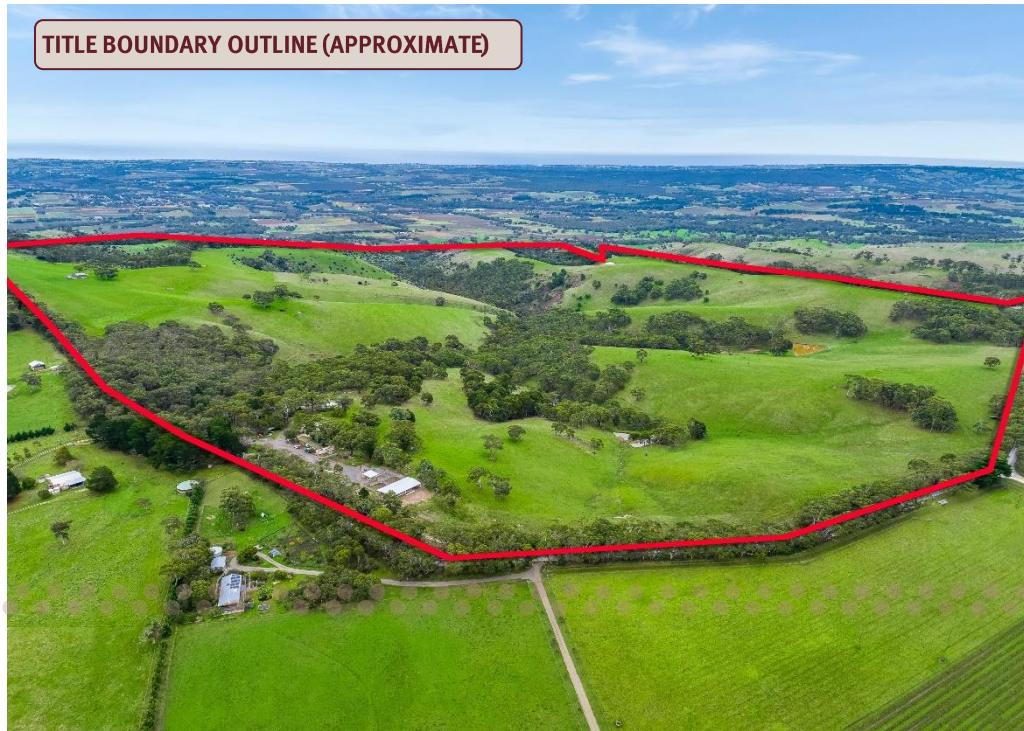
SOME DAMS ARE STOCKED WITH MARRON



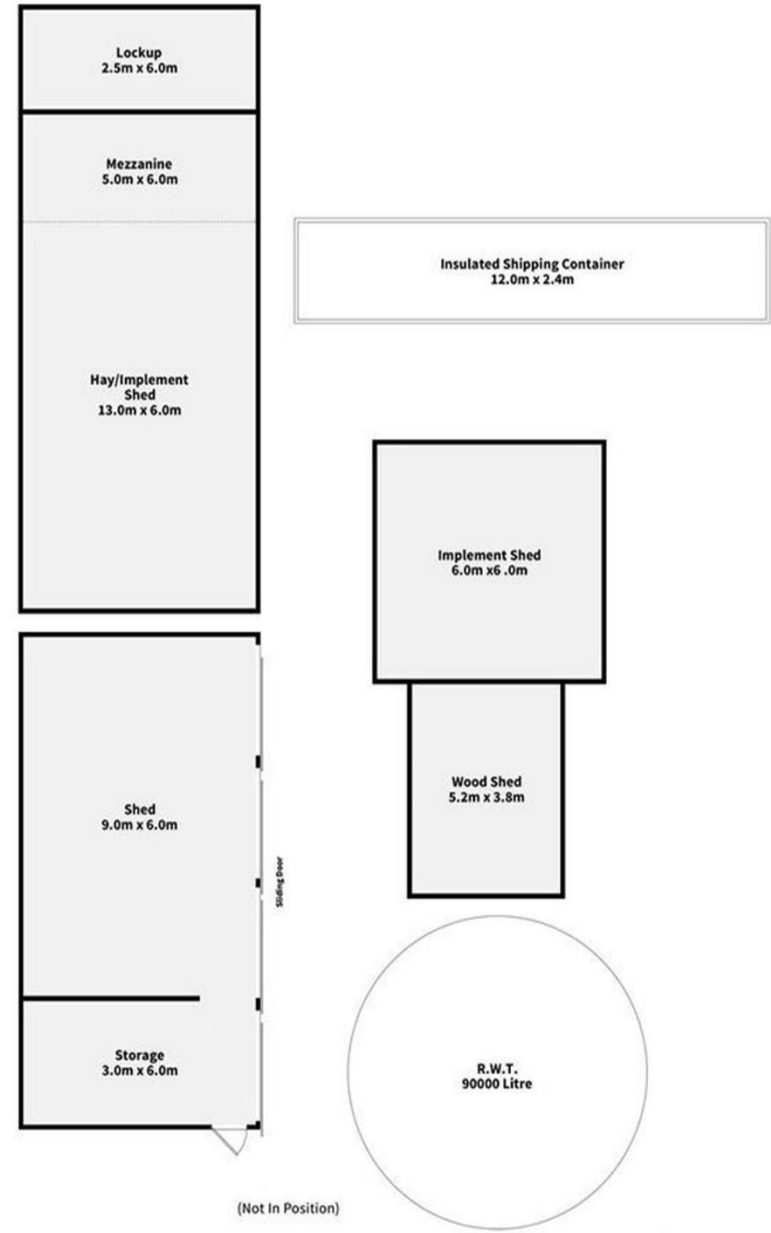
## UNDERCOVER ENTERTAINING AREA



## TITLE BOUNDARY OUTLINE (APPROXIMATE)



## SHEDDING, STORAGE & RAINWATER



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Property. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Property. Each Recipient should conduct and rely upon its own investigation and analysis of the Property and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Property.
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4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Property.
7. Under no circumstances are Recipients allowed to contact the management, employees, agents, customers or suppliers, financiers, competitors, related bodies corporate, other advisers, agents or contractors of the business, or any regulator of the business directly to discuss any matter in connection with the business, the Proposed Transaction, or the Information Memorandum without the prior written consent of the Vendor.
8. The Vendor reserves the right to vary the manner in which different Bidders are dealt with, including dealing with a Bidder on an exclusive basis or excluding a Bidder from the process.
9. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
10. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.





Real Estate

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