

An aerial photograph of a rural landscape. A dirt road runs vertically through the center of the image, flanked by green and yellow fields. In the background, there are scattered trees and a few buildings under a blue sky with light clouds.

Elders

INFORMATION MEMORANDUM

'Millers'

*571 Kangaroo Road,
Langhorne Creek*

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Introduction

Versatile Langhorne Creek holding with secure water.

A well-balanced and productive rural holding of approximately 468 acres (189.4 hectares), 'Millers' at 571 Kangaroo Road, Langhorne Creek offers exceptional mixed-use farming potential in one of South Australia's most respected agricultural and viticultural regions. Just 10km east of Langhorne Creek and within easy reach of Strathalbyn, Murray Bridge, and Adelaide, the property enjoys sealed road frontage and convenient access to the Monarto freeway interchange.

Featuring gently undulating country with sandy loam and calcareous soils, around half of the land is currently planted to wheat and barley, with the remainder used for active sheep grazing. The property is well-suited to broadacre cropping, livestock, and viticulture, and is divided into four main paddocks with quality fencing.

Secure water entitlements include an 8-megalitre allocation via the Creek Pipeline Company (CPC) Line and private extraction infrastructure from Lake Alexandrina, supported by a 100mm PVC pipeline, pump shed, and auto-flush filtration system. Adding diversity and appeal, approximately 10 acres are under vine—5 acres of Malbec and 5 acres of Shiraz—with dripper irrigation upgraded in 2023 and a consistent fruit supply to a long-standing wine producer.

Infrastructure includes a 250,000L galvanised header tank, sundry shedding, and reliable fencing throughout. Enjoying a Mediterranean climate with warm summers, cool winters, and an average annual rainfall of around 350mm, 'Millers' presents a rare opportunity to secure a versatile, productive, and well-established holding in the heart of the Langhorne Creek region.

Kind Regards



Philip Keen
FARM AND RURAL LAND SALES



Key Features

Elders Victor Harbor is proud to offer for sale by Highest and Best Offer By 20/11/2025 (USP)
Price Guide \$1.5m – ‘Millers’ 571 Kangaroo Road, Langhorne Creek



Approx. 189.4 hectares
(468 acres)



Average annual
rainfall: 350mm



Located 10 km east of
Langhorne Creek, 25 km to
Strathalbyn, 29 km to Murray
Bridge, and 79 km to
Adelaide CBD.



Adding diversity and
value, the property
features approximately
10 acres under vine—
comprising 5 acres of
Malbec and 5 acres of
Shiraz. The vineyard has
a proven track record of
providing quality fruit to a
long-standing wine
producer.



The dripper irrigation
system was upgraded in
2023, ensuring efficient
water use and consistent
yields



Comprising gently
undulating country
with a mix of sandy
loam and calcareous
soils, ‘Millers’ presents
a productive and
adaptable landscape.
Around half of the
property is currently
planted to wheat and
barley, with the
balance dedicated to
active sheep grazing.



[Click](#) to view Virtual Video

[Click](#) to view Virtual 360 Tour



Certificate of Title

PROPERTY

'MILLERS'571 Kangaroo Road, Langhorne Creek SA 5255

Certificate of Title - Volume 5412 Folio 900

189.4 Ha
(Approx.)



Product
Date/Time
Customer Reference
Order ID

Title Details
30/09/2025 02:25PM
Miller
20250930007934

Certificate of Title

Title ReferenceCT 5412/900

StatusCURRENT

EasementNO

Owner Number13611804

Address for NoticesPOST OFFICE BOX 991, STRATHALBYN, SA 5255

Area189.4ha (CALCULATED)

Estate Type

FEE SIMPLE

Description of Land

SECTION 344
HUNDRED OF FREELING
IN THE AREA NAMED LANGHORNE CREEK

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
7707233002	CURRENT	571 KANGAROO ROAD, LANGHORNE CREEK, SA 5255

Notations

Dealings Affecting Title

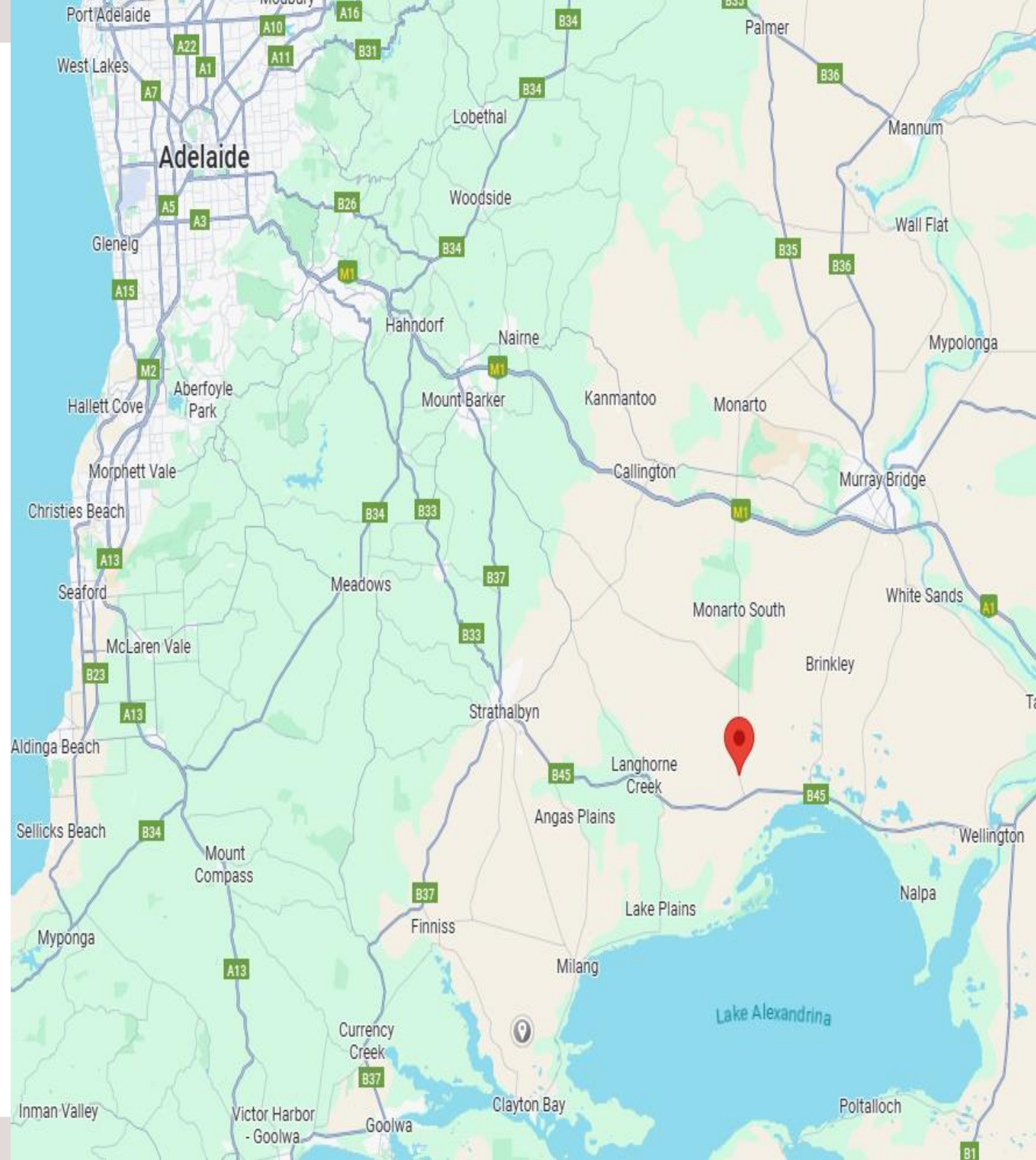
NIL

Location

Perfectly positioned just 10 km east of Langhorne Creek and 2 km north of Langhorne Creek–Wellington Road, the property provides an enviable balance between rural seclusion and accessibility.

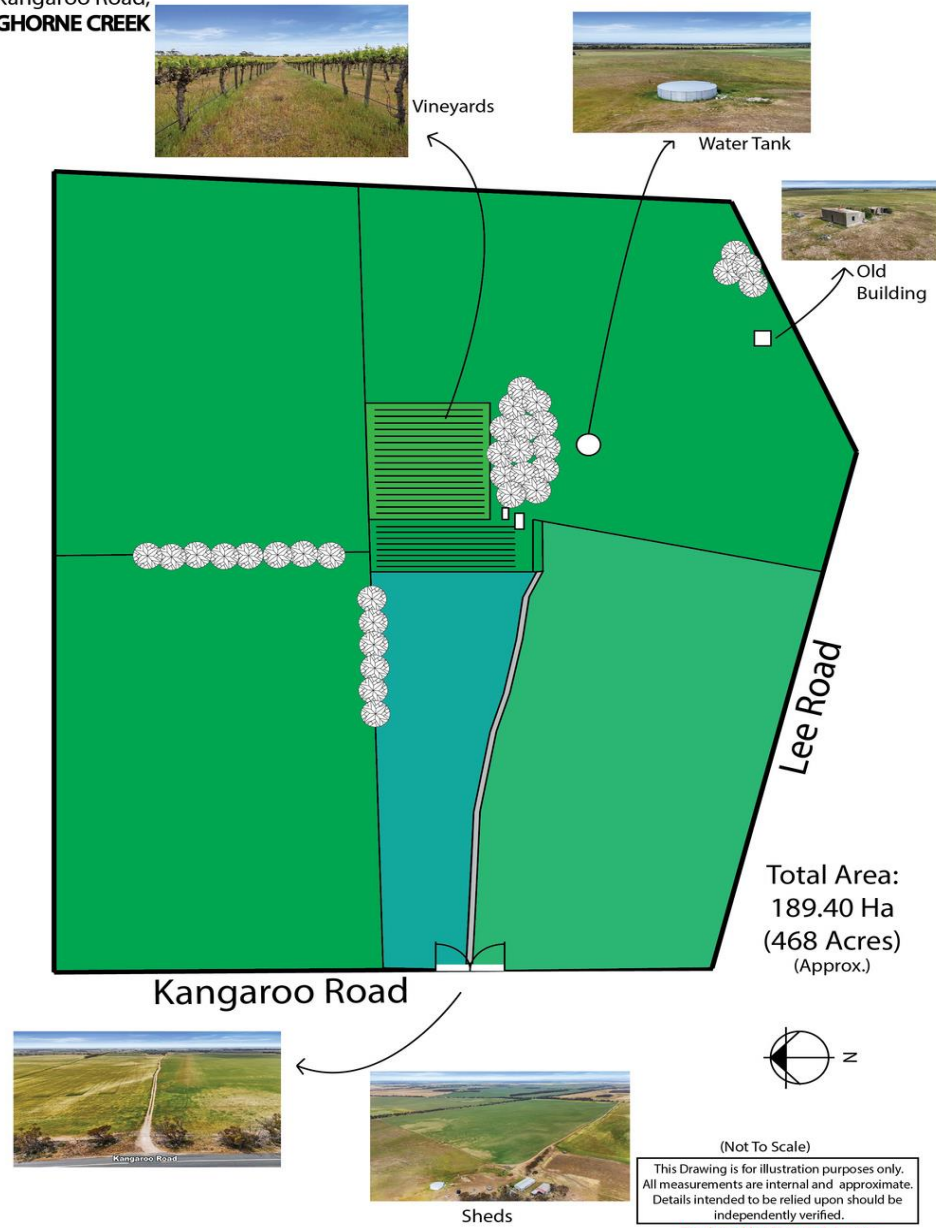
Major townships including Strathalbyn (25 km), Murray Bridge (29 km), and Mount Barker (43 km) are all within easy reach, while Adelaide CBD is approximately 79 km away.

Access is made even easier via sealed road frontage and proximity to the Monarto freeway interchange, only 15 minutes away.



Site Plan

571 Kangaroo Road,
LANGHORNE CREEK





Property Overview

Comprising gently undulating country with a mix of sandy loam and calcareous soils, 'Millers' presents a productive and adaptable landscape.

WATER INFRASTRUCTURE

Water Entitlements

- Creek Pipeline Company (CPC) Allocation
- 8 megalitre water allocation via CPC Line
- CPC Certificate 171 – 8000 shares
- Entitlement provides 8 megalitres during peak irrigation season (November to March)
- CPC meter located at connection point

Private Lake Alexandrina Infrastructure

- Water entitlement governs direct extraction limits from Lake Alexandrina
- 100 mm PVC pipeline from lake to property
- Pump and auto-flush filtration system housed in pump shed at lake's edge (West Creek Road)
- DEWNR meter installed at pump shed
- Manual flush filter installed pre-tap for water directed to tank or vineyard

VINEYARD AND IMPROVEMENTS

Vineyard

- 10 acres under vine:
 - 5 acres Malbec
 - 5 acres Shiraz
- Dripper irrigation system upgraded in 2023
- Consistent fruit supply to a long-standing wine producer

Improvements

- Approx. 250,000L galvanised header tank
- Sundry shedding

COUNCIL AND LEGAL

The property falls within the Alexandrina Council area, with council rates for the 2025/2026 financial year set at \$2,908

Zone Details Rural (Z5404) - Ru



o Road



A Guide to Highest & Best Offer

We invite all interested parties to present their Highest and Best Offer by Thursday, 20th November 2025 at 11:00 AM unless sold prior

This means:

- **Highest:** The most competitive price you're willing to pay.
- **Best:** The strongest overall terms — including deposit, settlement timing, and conditions.

This process ensures a fair and transparent opportunity for all buyers to present their strongest proposal. All offers will be reviewed by the vendor unless the property is sold prior.

Key Points:

- Offers must be commercially competitive to be considered.
- The vendor may accept or reject any offer at any time, at their sole discretion.
- Acceptance of this Letter of Offer will lead to a binding contract.
- There is no guarantee of negotiation after presenting your offer.
- Buyers are encouraged to conduct their own due diligence.
- The agent provides no warranties or advice (legal, financial, tax, etc.).

How To Present Your Offer:

Using the prescribed form available from the selling agent, please email your completed Letter of Highest and Best Offer to:

phil.keen@elders.com.au

Call Philip Keen on 0438 308 650 to confirm it's been received.



Philip Keen

FARM AND RURAL LAND SALES

0438 308 650

phil.keen@elders.com.au

RLA: 62833

Elders Victor Harbor

PHONE 08 8555 9000

11-13 Victoria Street

Victor Harbor, SA 5211

VICTORHARBORELDERSREALESTATE.COM.AU



Important *information*

This Information Memorandum has been prepared by Elders Rural Services Australia Limited ("Elders"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the property the subject of the Information Memorandum ("Properties") to assist the Recipient in deciding whether to acquire them.

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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.

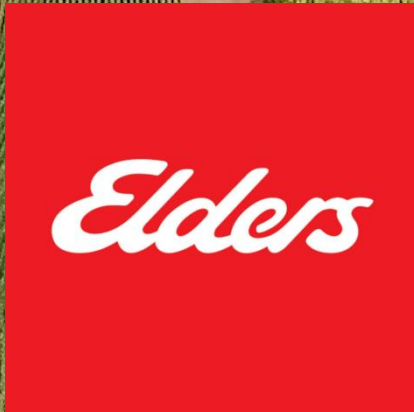
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5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of 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 Properties.
7. The photos contained in this document are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent or the seasonal conditions. All areas and measurements are to be taken as a guide only.

* Approx.



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Philip Keen

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