

ROOIRAND

RIVERINA HIGHWAY
BERRIGAN NSW

Information Memorandum



Sale Details

‘ROOIRAND’

to be offered by

**Auction via the AuctionsPlus online platform
Wednesday 21st October 2020 at 11.00 am**



Exclusive selling agent:

Matt Horne 0409 355 733
matt.horne@elders.com.au

eldersrealestate.com.au
ID:22462003

PRODUCTION – CROPPING – IRRIGATION – RIVERINA

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Auction Process

Elders Rural Services Australia Limited have been formally instructed to offer for sale the Southern Riverina irrigation property 'Rooirand' Berrigan. The property will be offered by online auction (AuctionsPlus) to be held on Wednesday the 21st of October 2020 commencing at 11.00am.

All interested parties that wish to participate in the Auction must pre-register to bid by visiting the AuctionsPlus website or by contacting Hamish Cooke at AuctionsPlus on 02 9262 4222, 0432 853 593, Email: hcooke@auctionsplus.com.au

Gerard McCarthy of G.K McCarthy Solicitors, 78 Jerilderie Street, Berrigan NSW 2712 has been appointed solicitor and will prepare the auction contracts and carry out all post sale conveyancing tasks. Gerard can be contacted via landline on 0358 852 100 or email: reception@gkmccarthy.com.au shall you have any queries relating to the sale documentation.

Vendors: Garry Sydney Farrell & Marie Therese Farrell

Address: 53 – 55 Bruce Birrell Drive, Tocomwal NSW 2714

Contract Terms:

Deposit 10%

Settlement Date: Monday 1st February 2021

Improvements, Inclusions and Exclusions

Improvements:

- Machinery / hay shed (36x16m approx.)
- 220ML storage dam
- Set of sheep yards
- Loading ramp

Inclusions:

- 2x Valley Universal lateral move irrigators including all associated infrastructure
- 8" Collins lift pump at the storage dam coupled to a 3-cylinder Kubota diesel motor and all associated infrastructure
- 4x 5000-gallon water tanks plumbed to the machinery shed
- All fixed fences, gates & irrigation infrastructure
- 100ML West Corurgan Water Entitlements (50ML 'Rooirand' & 50ML 'Wanborough')
- 445 West Corurgan Delivery Entitlements.

Note: 50ML per West Corurgan Landholding, 'Rooirand' West Corurgan Landholding No 32 inclusive of 100 West Corurgan Delivery Entitlements and 'Wanborough' West Corurgan Landholding No 49 inclusive of 345 West Corurgan Delivery Entitlements.

Exclusions:

- All 2020 winter crops
- All plant & equipment
- All hay stored on farm

Special Conditions will include:

- The purchaser is granted agricultural access following harvest for the purpose of stubble maintenance and field preparation. Public liability insurance is required by the purchasers prior to entering the property.
- The property, fencing, irrigation and working infrastructure are purchased in their current condition.
- The successful purchaser will be offered the option to purchase the balance of 345 West Corurgan Water Entitlements at \$1500ML.
- All standard conditions for the sale of a rural property in NSW are to be included in the contract for sale.

Executive Summary

Situated in the Southern Riverina, 'Rooirand' Berrigan is a versatile & productive holding ideally suited to winter and summer cropping, fodder programs, and with the introduction of some internal fencing would be adequate for livestock breeding and fattening.

Consisting of 614.8 hectares or 1,519.17 acres (approx.), 'Rooirand' features some 580 hectares or 1433 acres of arable broad scale cropping country within a secure 18" rainfall district. The aggregated holding comprises of 'Rooirand' 309.9 hectares / 765.76 acres and 'Wanborough' 304.9 hectares / 753.4 acres.

The property has been owned by the Farrell Family since 2004 and has been sustainably managed to balance high productivity with sound environmental management, with multiple stands of timber that includes Murray Pine and various Eucalypt species.

Access to the property is via the Riverina Highway which forms the southern boundary, whilst additional access is from Gormans Road (formed earth) located along the eastern boundary or the Berrigan Forrest Road adjoining in the north western corner of the property. The driveway and area around the shed complex have been formed and compacted with crushed rock to allow sufficient access during most weather conditions whilst a loading ramp is available for the unloading and loading of plant and equipment.

'Rooirand' Berrigan consists of 5 freehold titles across 1 substantial paddock allowing for fence to fence broad scale farming activities. The proven red loam soils have an excellent lime, gypsum, fertiliser, chemical, direct drilling and crop rotation history. The 2020 winter cropping program consists of 250 hectares of wheat, 250 hectares of canola and 80 hectares of Lupins.

The property features 360 hectares or 890 acres of ultra-modern spray irrigation development including two Valley universal irrigators established in 2013 & 2016, and a 220ML equipped storage dam. 'Rooirand' sits within the West Corugan Private Irrigation District - Landholding Numbers 32 & 49 a major NSW Murray River Zone 10 (Above Choke) supply scheme with two dethridge wheels/delivery outlets.

Working improvements include a 36m x 16m high clearance machinery / hay shed with power and 4x 5000-gallon rain water tanks connected in addition to a set of sheep yards.

Ideally positioned around 12km east of Berrigan, 45km from Mulwala/Yarrawonga, 110km Albury, 310km Melbourne and 680km from Sydney.



District Overview

'Rooirand' Berrigan enjoys an extensive list of services amongst a list of notable townships including Berrigan, Cobram, Finley, Tocumwal, Jerilderie, Yarrowonga and Albury which offer a wide range of amenity including retail, financial, medical and government services, education (primary, secondary and tertiary), public transportation, sporting and agricultural services.

The township of Berrigan (population 1260) is located nearby 'Rooirand' and is a quiet rural town. It was named after the local Berrigan Hotel which was opened in 1888. The town offers agri service centres, grain receival sites, primary schools, hotels, sporting clubs & shopping facilities.

'Rooirand' is positioned 110km west of Albury/Wodonga (population of approximately 100,000) making it an outstanding rural location. Albury airport is serviced by three major airlines in Qantas Link, Regional Express and Virgin. The Yarrowonga Airport is located around 50km from 'Rooirand' and is fully serviced, whilst Wagga Wagga is serviced by Qantas Link and Regional Express to and from Melbourne and Sydney, also with regular daily flights. Coach services to and from Melbourne are daily from Mulwala or Finley with intercity rail services nearby with stopover points at Albury and Wodonga.

Excellent livestock sale facilities are located across the Riverina both in fat and store markets such as Corowa, Finley, Deniliquin, Wodonga, Bendigo, Wagga Wagga, Shepparton and Euroa. A fat market sale for sheep is held every Monday at Corowa and weekly fat cattle sales are conducted at both Barnawartha and Shepparton. Hay also features 3 major store sheep sales held throughout the spring.

Commercial abattoirs are located at Wodonga, Junee, Wagga, Gundagai and Cootamundra. Cattle feedlots are situated at Conargo, Cootamundra, Ladysmith, Leeton and Griffith.

Numerous grain receival sites are situated within the area including Berrigan, Savernake, Oaklands, Yarrowonga, Barooga, Tocumwal, Finley and Jerilderie.

The Southern Riverina area is highly regarded for its proven cropping ability with local programmes generally consisting of winter cereals, legumes and oil seeds whilst rice, tomato's, soybeans, corn, sorghum & millet are commonly grown with the support of irrigation during the warmer months from October to April. The introduction of cotton has also been welcomed by many within the region.

The combination of secure water access and rich fertile soils have seen some agribusinesses turn their focus towards high returning horticultural crops such as almonds, walnuts, citrus and stone fruit.

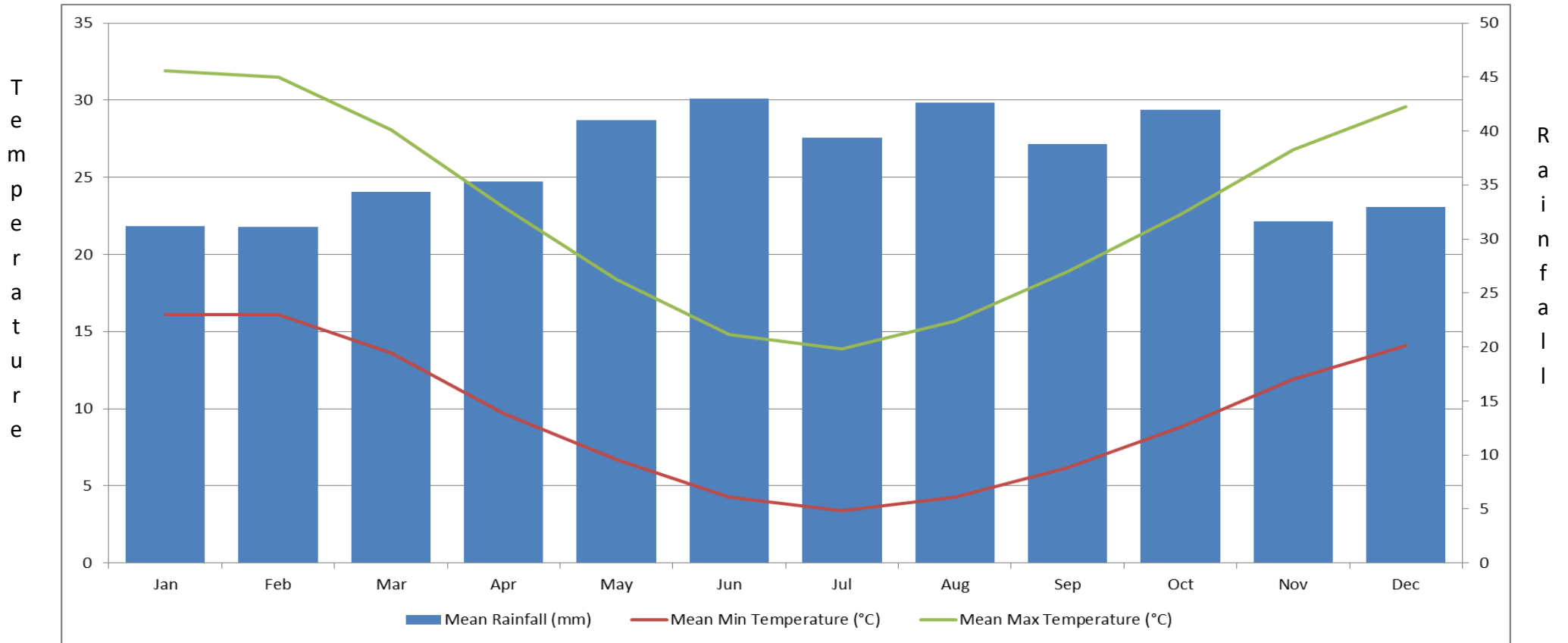
Location



Climate

'Roairand' is located between Berrigan and Savernake and enjoys an average annual rainfall of around 442mm or 18 inches (rounded) per annum. The distribution of rainfall is predominantly throughout the winter months with an autumn break typically in the April/May period, while a spring flush of growth invariably arrives from late August and runs through to October/November.

The below rainfall data record has been obtained from the Bureau of Meteorology.





Land and Topography

'Rooirand' Berrigan comprises of 614.8 hectares – 1,519.17 acres on 5 freehold titles.

The topography of the property is level to slightly undulating with an excellent balance of red loam soils running north into some free draining red sandy loam country. In more recent years, the primary crops grown have been wheat and canola with an excellent fertiliser, chemical and crop rotation history in place.

During the past 4 years, in excess of 1000 tonnes of both lime and gypsum have been incorporated into the soils. It's a combination of high soil and crop inputs coupled with modern direct drilling farming practices that have enhanced the outstanding fertility of the soils, which positions the property well for future production.

Please refer to the recent soil test information set out below:

Nutrient Advantage Advices Recommendation Report

Report Print Date:	04/02/2016
Agent/Dealer:	David Morris Brown
Advisor/Contact:	Phone:
Purchase Order No.:	1

Grower Name:	Garry Farrell	Nearest Town:	LALALTY
Sample No:	021569273	Test Code:	E13
Paddock Name:	Rooirand	Sample Type:	Soil
Sample Name:	Canola 2016	Sampling Date:	24/01/2016
Sample Depth (cm):	0 To 10		

Analyte / Assay	Unit	Value	Very Low	Marginal	Optimum	High	Excess	Optimal
Soil Colour		Brown						
Soil Texture		Clay						
pH (1:5 Water)		6.5						
pH (1:5 CaCl2)		5.9	Mildly Acidic					5 - 6.5
Electrical Conductivity (1:5 Water)	dS/m	0.17						<0.21
Electrical Conductivity (Saturated Extract)	dS/m	1.1						
Chloride	mg/kg	45						<300
Organic Carbon (OC)	%	1.1						0.9-1.4
Nitrate Nitrogen (NO3)	mg/kg	38						20-40
Ammonium Nitrogen	mg/kg	3						
Phosphorus (Colwell)	mg/kg	55						50-90
Phosphorus Buffer Index (PBI-Col)		48	Very Low					
Sulphate Sulphur (KCl40)	mg/kg	16						12-20
Cation Exchange Capacity	cmol(+)/kg	8.9						
Calcium (Amm-acet.)	cmol(+)/kg	8.2						
Magnesium (Amm-acet.)	cmol(+)/kg	1.4						
Sodium (Amm-acet.)	cmol(+)/kg	0.25						
Potassium (Amm-acet.)	cmol(+)/kg	1.00						26-4meq
Available Potassium	mg/kg	400						200-300
Aluminium (KCl)	cmol(+)/kg	<0.1						
Aluminium (KCl)	mg/kg	<9.0						
Aluminium Saturation	%	<1.0						<5%
Calcium % of cations	%	70.0						55-80%
Magnesium % of cations	%	16.0						6-25%

Nutrient Advantage Advices Recommendation Report

Grower Name:	Garry Farrell	Nearest Town:	LALALTY
Sample No:	021569273	Test Code:	E13
Paddock Name:	Rooirand	Sample Type:	Soil
Sample Name:	Canola 2016	Sampling Date:	24/01/2016
Sample Depth (cm):	0 To 10		

Analyte / Assay	Unit	Value	Very Low	Marginal	Optimum	High	Excess	Optimal
Sodium % of cations	%	2.90						<0%
Potassium % of cations	%	12.00						
Calcium/Magnesium Ratio		4.4						2 - 6
Zinc (DTPA)	mg/kg	1.00						0.8-5
Copper (DTPA)	mg/kg	0.73						0.3-5
Iron (DTPA)	mg/kg	58.0						
Manganese (DTPA)	mg/kg	54.0						2-25
Boron (Hot CaCl2)	mg/kg	0.8						0.54-15

The results reported pertain only to the sample submitted.
Analyses performed on soil dried at 40 degrees Celsius and ground to <2mm (excluding moisture assay)
* One or more components of this test are below their detection limit. The value used is indicative only.

Nutrient Advantage Advices Recommendation Report

Grower Name:	Garry Farrell	Nearest Town:	LALALTY
Sample No:	021569273	Test Code:	E13
Paddock Name:	Rooirand	Sample Type:	Soil
Sample Name:	Canola 2016	Sampling Date:	24/01/2016
Sample Depth (cm):	0 To 10		

Sample Details:	CANOLA	Variety:	
Crop:	3.0 t/ha	Expected Protein (%):	
Expected Yield:	375.00	Row Spacing:	27 cm(S)
Growing Season Rainfall (mm):	0	To:	10
Sample Depth (cm) From:			

Recommendations

Product Recommendation	Application Rate (kg/ha) (Unless Stated)	Timing	Application Method	N kg/ha	P kg/ha	K kg/ha	S kg/ha
MAP	100.00	Sowing	Banded	10.0	21.9	0.0	1.5
GRANULAR UREA	100.00	Sowing	Banded	46.0	0.0	0.0	0.0
GRAN-AM	100.00	Topdress 1	Broadcast	20.2	0.0	0.0	24.0
GRANULAR UREA	150.00	Topdress 2	Broadcast	69.0	0.0	0.0	0.0
Total Nutrient Applied				145.2	21.9	0.0	25.5

This Recommendation has been done by: David Morris Brown (1438)

Legend:	N : Nitrogen	P : Phosphorus	K : Potassium	S : Sulphur	Ca : Calcium
	Mg : Magnesium	Cu : Copper	Zn : Zinc	Mo : Molybdenum	Co : Cobalt
	B : Boron	Fe : Iron	Mn : Manganese	Si : Silicon	

Comments

The Colwell P of this paddock is only marginal.
Soil Potassium is high as expected.
Soil chemical structure as given by ratio of Cations - calcium, magnesium, sodium & potassium is excellent.
Manganese levels are elevated and could be of concern - soil pH is quite good, as usually low pH and high Manganese occur together.

Comments David Brown
The Phosphorus Buffering Index (PBI) measures the soils capacity to hold phosphorus (P), and how tightly the phosphorus is held by the soil. PBI values can range from a very low value of less than 35 to an extremely high value of greater than 540. The PBI result determined for your soil will impact on the availability of phosphorus. It may also indicate whether your soil is prone to the leaching of phosphorus or the phosphorus being tied up in forms unavailable to the plant. The PBI values will also influence how much phosphorus you will need to apply to build up soil reserves of P.

When top-dressing canola with nitrogen (N), fertiliser should be applied prior to stem elongation.
Assess crop and seasonal conditions at early tillering to determine if extra nitrogen (N) is required.
Gypsum can be used as an alternative source of sulphur (S). Good quality gypsum contains around 15 to 17% sulphur. Rates of application will depend on the ability of machinery to spread gypsum evenly.

Land and Topography Continued

Nutrient Advantage Advice Recommendation Report



Report Print Date: 31/01/2018
 Agent/Dealer:
 Advisor/Contact: David Morris Brown
 Phone:
 Purchase Order No: 13th Jan

Grower Name: Garry Farrell
 Sample No: 021569587
 Paddock Name: Lateral 1
 Sample Name:
 Sample Depth (cm) 0 To 10

Nearest Town: LALALTY
 Test Code: E13
 Sample Type: Soil
 Sampling Date: 13/01/2018

Analyte / Assay	Unit	Value	Very Low	Marginal	Optimum	High	Excess	Optimal
Soil Colour		Brown						
Soil Texture		Clay						
pH (1:5 Water)		6.3						
pH (1:5 CaCl2)		5.5	Mildly Acidic					5 - 6.5
Elect. Conductivity (EC)	dS/m	0.11						<0.21
Electrical Conductivity (Sat. Ext.)	dS/m	0.7						
Chloride	mg/kg	39						<300
Organic Carbon	%	1.2						0.9-1.4
Nitrate Nitrogen	mg/kg	17						12-25
Ammonium Nitrogen	mg/kg	1						
Phosphorus (Colwell)	mg/kg	46						50-90
Phosphorus Buffer Index		54	Low					
Sulphur (KCI40)	mg/kg	9						12-20
Cation Exch. Cap. (CEC)	cmol(+) /kg	7.9						
Calcium	cmol(+) /kg	5.2						
Magnesium	cmol(+) /kg	1.5						
Sodium	cmol(+) /kg	0.24						
Potassium	cmol(+) /kg	1.00						.26- 4meq
Available Potassium	mg/kg	410						160-250
Aluminium	cmol(+) /kg	<0.1						
Aluminium % of Cations	%	<1.0						<5%
Calcium % of Cations	%	65.0						55-80%
Magnesium % of Cations	%	19.0						6-25%
Sodium % of Cations (ESP)	%	3.00						<6%

Nutrient Advantage Advice Recommendation Report

Grower Name: Garry Farrell
 Sample No: 021569587
 Paddock Name: Lateral 1
 Sample Name:
 Sample Depth (cm) 0 To 10

Nearest Town: LALALTY
 Test Code: E13
 Sample Type: Soil
 Sampling Date: 13/01/2018

Analyte / Assay	Unit	Value	Very Low	Marginal	Optimum	High	Excess	Optimal
Potassium % of Cations	%	13.00						
Calcium/Magnesium Ratio		3.5						2 - 6
Zinc	mg/kg	1.30						0.8-5
Copper	mg/kg	0.70						0.3-5
Iron	mg/kg	66.0						
Manganese	mg/kg	54.0						2-25
Boron	mg/kg	1.1						0.54-15

The results reported pertain only to the sample submitted.
 Analyses performed on soil dried at 40 degrees Celsius and ground to <2mm (excluding moisture assay)
 * One or more components of this test are below their detection limit. The value used is indicative only.

Land and Topography Continued

Nutrient Advantage Advice		Recommendation Report					
Grower Name:	Garry Farrell	Nearest Town:	LALALTY				
Sample No:	021569587	Test Code:	E13				
Paddock Name:	Lateral 1	Sample Type:	Soil				
Sample Name:		Sampling Date:	13/01/2018				
Sample Depth (cm)	0 To 10						
Sample Details:							
Crop:	CANOLA	Variety:					
Expected Yield:	3.0 t/ha	Expected Protein (%):					
Growing Season Rainfall (mm):	375.00	Row Spacing:	22 cm(s)				
Sample Depth (cm) From:	0	To:	10				
Recommendations							
Product Recommendation	Application Rate (kg/ha) (Unless Stated)	Timing	Application Method	N kg/ha	P kg/ha	K kg/ha	S kg/ha
MAP	150.00	Sowing		15.0	32.9	0.0	2.3
GRAN-AM	125.00	Topdress		25.3	0.0	0.0	30.0
GRANULAR UREA	155.00	Topdress 1		71.3	0.0	0.0	0.0
GRANULAR UREA	250.00	Topdress 2		115.0	0.0	0.0	0.0
Total Nutrient Applied				226.6	32.9	0.0	32.3
This Recommendation has been done by: David Morris Brown (1438)							
Legend:	N : Nitrogen	P : Phosphorus	K : Potassium	S : Sulphur	Ca : Calcium		
	Mg : Magnesium	Cu : Copper	Zn : Zinc	Mo : Molybdenum	Co : Cobalt		
	B : Boron	Fe : Iron	Mn : Manganese	Si : Silicon			

Comments	
The pH CaCl2 being 5.5 is just at the ideal pH range, and soil structure as indicated by the Ca:Mg ratio of 3.5 is excellent.	
Manganese however is quite high @ 54ppm and again you need to maintain a higher phosphorus level at sowing to help buffer any toxicity to seedling growth.	
Gypsum can be applied @ 500kg/ha as an alternative to ammonium sulphate application in crop for your crop sulphur requirements.	
Comments David Brown	
The Phosphorus Buffering Index (PBI) measures the soils capacity to hold phosphorus (P), and how tightly the phosphorus is held by the soil. PBI values can range from a very low value of less than 35 to an extremely high value of greater than 840. The PBI result determined for your soil will impact on the availability of phosphorus. It may also indicate whether your soil is prone to the leaching of phosphorus or the phosphorus being tied up in forms unavailable to the plant. The PBI values will also influence how much phosphorus you will need to apply to build up soil reserves of P.	
When top-dressing canola with nitrogen (N), fertiliser should be applied prior to stem elongation.	
Assess crop and seasonal conditions at early tillering to determine if extra nitrogen (N) is required.	
Gypsum can be used as an alternative source of sulphur (S). Good quality gypsum contains around 15 to 17% sulphur. Rates of application will depend on the ability of machinery to spread gypsum evenly.	

Nutrient Advantage Advice		Recommendation Report						
		Report Print Date:	31/01/2018					
		Agent/Dealer:	David Morris Brown					
		Advisor/Contact:	David Morris Brown					
		Phone:						
		Purchase Order No:	13th Jan					
Grower Name:	Garry Farrell	Nearest Town:	LALALTY					
Sample No:	021569586	Test Code:	E13					
Paddock Name:	Lateral 2	Sample Type:	Soil					
Sample Name:		Sampling Date:	16/01/2018					
Sample Depth (cm)	0 To 10							
Analyte / Assay	Unit	Value	Very Low	Marginal	Optimum	High	Excess	Optimal
Soil Colour		Brown						
Soil Texture		Clay						
pH (1:5 Water)		6.3						
pH (1:5 CaCl2)		5.9	Mildly Acidic					5 - 6.5
Elect. Conductivity (EC)	dS/m	0.30						<0.21
Electrical Conductivity (Sat. Ext.)	dS/m	1.9						
Chloride	mg/kg	140						<300
Organic Carbon	%	1.5						0.9-1.4
Nitrate Nitrogen	mg/kg	11						12-25
Ammonium Nitrogen	mg/kg	4						
Phosphorus (Colwell)	mg/kg	65						50-90
Phosphorus Buffer Index		64	Low					
Sulphur (KCl40)	mg/kg	78						8-15
Cation Exch. Cap. (CEC)	cmol(+) /kg	8.9						
Calcium	cmol(+) /kg	5.3						
Magnesium	cmol(+) /kg	1.9						
Sodium	cmol(+) /kg	0.47						
Potassium	cmol(+) /kg	1.20						.26-4meq
Available Potassium	mg/kg	470						180-250
Aluminium	cmol(+) /kg	<0.1						
Aluminium % of Cations	%	<1.0						<5%
Calcium % of Cations	%	60.0						55-80%
Magnesium % of Cations	%	21.0						6-25%
Sodium % of Cations (ESP)	%	5.30						<6%

Land and Topography Continued

Nutrient Advantage Advice		Recommendation Report					
Grower Name:	Garry Farrell	Nearest Town:	LALALTY				
Sample No:	021569588	Test Code:	E13				
Paddock Name:	Lateral 2	Sample Type:	Soil				
Sample Name:		Sampling Date:	16/01/2018				
Sample Depth (cm)	0 To 10						
Sample Details:							
Crop:	WHEAT	Variety:					
Expected Yield:	8.0 t/ha	Expected Protein (%):	11.50				
Growing Season Rainfall (mm):	375.00	Row Spacing:	22 cm(s)				
Sample Depth (cm) From:	0	To:	10				
Recommendations							
Product Recommendation	Application Rate (kg/ha) (Unless Stated)	Timing	Application Method	N kg/ha	P kg/ha	K kg/ha	S kg/ha
MAP	135.00	Sowing		13.5	29.6	0.0	2.0
GRANULAR UREA	125.00	Pre Drill		57.5	0.0	0.0	0.0
GRANULAR UREA	125.00	Topdress 1 - GS32		57.5	0.0	0.0	0.0
GRANULAR UREA	250.00	Topdress 2 - GS55		115.0	0.0	0.0	0.0
Total Nutrient Applied				243.5	29.6	0.0	2.0
This Recommendation has been done by: David Morris Brown (1438)							
Legend:	N : Nitrogen	P : Phosphorus	K : Potassium	S : Sulphur	Ca : Calcium		
	Mg : Magnesium	Cu : Copper	Zn : Zinc	Mo : Molybdenum	Co : Cobalt		
	B : Boron	Fe : Iron	Mn : Manganese	Si : Silicon			

Nutrient Advantage Advice		Recommendation Report						
Grower Name:	Garry Farrell	Nearest Town:	LALALTY					
Sample No:	021569588	Test Code:	E13					
Paddock Name:	Lateral 2	Sample Type:	Soil					
Sample Name:		Sampling Date:	16/01/2018					
Sample Depth (cm)	0 To 10							
Comments								
<p>Whilst pH CaCl2 is 5.9, and soil structure as indicated by Ca:Mg ratio of 2.8 is quite good - why do you have a soil manganese level of a high 75. In any other paddock a lime recommendation would be indicated unless the soil was coming out of a water logging event due to such a manganese level. See references emailed separately.</p> <p>Keep the MAP rate at sowing higher to buffer any negative effects of this manganese on seedling growth.</p> <p>Chloride levels are elevated in this sample @ 140ppm compared to the other sample @ 39ppm.</p> <p>Comments David Brown</p> <p>The Phosphorus Buffering Index (PBI) measures the soils capacity to hold phosphorus (P), and how tightly the phosphorus is held by the soil. PBI values can range from a very low value of less than 35 to an extremely high value of greater than 840. The PBI result determined for your soil will impact on the availability of phosphorus. It may also indicate whether your soil is prone to the leaching of phosphorus or the phosphorus being tied up in forms unavailable to the plant. The PBI values will also influence how much phosphorus you will need to apply to build up soil reserves of P.</p> <p>Assess crop and seasonal conditions at early tillering to determine if extra nitrogen (N) is required.</p> <p>Manganese levels can vary widely with soil moisture/soil temperature and time of soil sampling. Confirm plants status with plant tissue test! It is important to follow sampling guidelines as plants growth stage and plants parts are important for accurate tissue analysis interpretation and recommendations.</p>								
Nutrient Advantage Advice		Recommendation Report						
Grower Name:	Garry Farrell	Nearest Town:	LALALTY					
Sample No:	021569588	Test Code:	E13					
Paddock Name:	Lateral 2	Sample Type:	Soil					
Sample Name:		Sampling Date:	16/01/2018					
Sample Depth (cm)	0 To 10							
Analyte / Assay	Unit	Value	Very Low	Marginal	Optimum	High	Excess	Optimal
Potassium % of Cations	%	13.00						
Calcium/Magnesium Ratio		2.8						2 - 6
Zinc	mg/kg	1.90						0.8-5
Copper	mg/kg	0.93						0.3-5
Iron	mg/kg	93.0						
Manganese	mg/kg	75.0						2-25
Boron	mg/kg	1.2						0.54-15
<p>The results reported pertain only to the sample submitted.</p> <p>Analyses performed on soil dried at 40 degrees Celsius and ground to <2mm (excluding moisture assay)</p> <p>* One or more components of this test are below their detection limit. The value used is indicative only.</p>								

General



PROPERTY DETAIL	DESCRIPTION
Address	'Rooirand' 12678 Riverina Highway, Berrigan NSW 2712
Title Particulars	Lot 71, Lot 72, Lot 73 & Lot 77 DP 75302, Lot 1 DP 413909
West Corugan P.I.D Landholding Number	32 & 49
Local Authority	Berrigan Shire Council
Zone	RU1 Primary Production
Council Rates	\$6,374.17 per annum
Road frontages	'Rooirand' enjoys multiple road frontages: Riverina Highway, Gormans & Berrigan Forest Roads

Water and Irrigation

'Rooirand' is located within the West Corurgan Private Irrigation District (Landholding Numbers 32 & 49) and features 360 hectares or 890 acres of country under overhead spray irrigation. This method of irrigation is designed to best maximise water use whilst creating ease of management. The first of the Valley universal irrigators (pivoting laterals) was installed in 2013 and is a towable machine whilst the second was built and first operated in 2016 (East/West lateral irrigator).

Additional information on the lateral irrigators:

Lateral 1) 2016 Valley Universal Irrigator, walks 1830 meters before going into pivot mode (2335m total), 9 span or 505m in length, cart features a John Deere 6-cylinder engine having completed 2200 hours (approx.). The irrigator has a wetted area of 240 hectares or 595 acres travelling in an east west direction.

Lateral 2) 2013 Valley Universal Irrigator (towable machine and poly lined), walks 920 meters before going into pivot mode (1341m total), 7 span or 421m in length, cart features a 4BC Cummins engine having completed 3200 hours (approx.) and covering an area of 118 hectares or 292 acres travelling in a north south direction.

Both machines have been purchased locally at Cobram Irrigation, and have been serviced and maintained per the manufacturer recommendations.

The irrigation country is supported by a major storage dam with a 220ML (plus) holding capacity. The dam is equipped with an 8" Collins lift pump coupled to a 3-cylinder Kubota diesel motor. This well constructed dam is an outstanding property attribute and ensures best practice water management and security.


Water supply is via two dethridge wheels positioned in the south eastern and south western corners of the property. The internal channel system is connected to ensure maximum supply and efficiency.

The sale of 'Rooirand' Berrigan includes 100ML West Corurgan Water Entitlements (NSW Murray Zone 10) and 445 West Corurgan delivery entitlements.

The successful purchaser will be offered the option to purchase the balance of 345 West Corurgan Water Entitlements at \$1500ML.

Water and Irrigation Continued



 <p>COBRAM IRRIGATION "The Water Systems Experts" Barrabool Highway, Cobram, Victoria 3642</p>	<p>For GARY FARRELL SAVERNAKE PROPERTY</p>	<p>DRAWN: ROB LOVE</p>	<p>SCALE: 1:.....?</p>	<p>REV NO.:</p>	<p>© Copyright: Quotations, project documents, drawings, and similar remain the intellectual property of Cobram Irrigation Pty Ltd and may not be copied or disclosed to third parties without permission. This and the above mentioned documents are to be used only as intended by Cobram Irrigation Pty Ltd.</p>
		<p>DESIGN: ROB LOVE</p>	<p>DATE: 01 / 09 / 2011</p>	<p>DATE:</p>	
		<p>DRAWING NAME: Savemake P.Lan.Pivots-2.dcd</p>		<p>DESIGN:</p>	

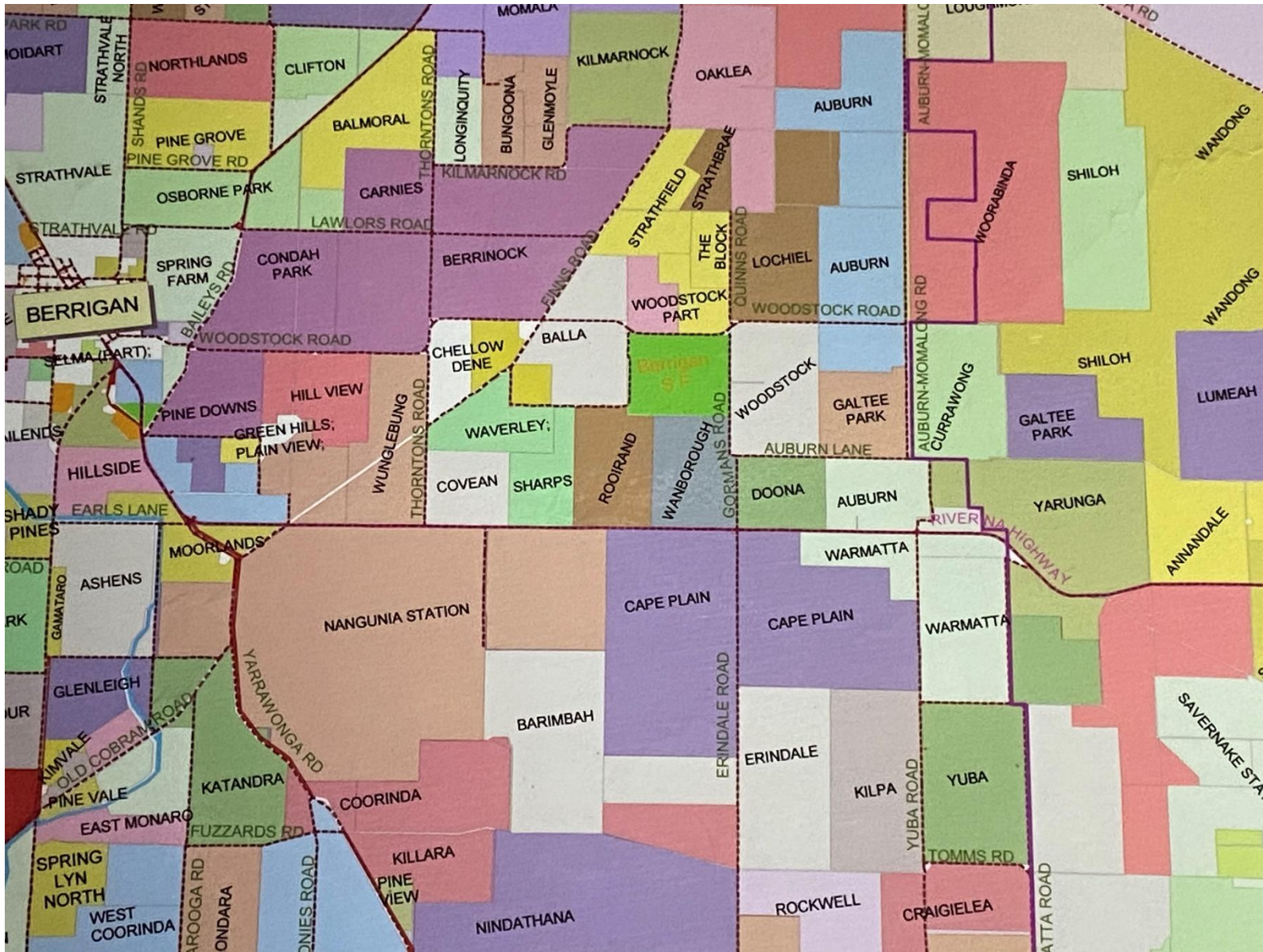




Property Maps



Property Maps



Schedule of Lands

LOT/PLAN	LOCAL GOVERNMENT AREA	AREA (HECTARES)
Roairand - Lot 1 DP 41309, Lot 73 & Lot 77 DP 752302	Parish of Warmatta, County of Denison	309.9
Wanborough - Lot 71 & Lot 72 DP 752302	Parish of Warmatta, County of Denison	304.9
TOTAL APPROXIMATELY		614.8





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Any financial or production information is provided as a guide only. We stress any incoming purchasers need to make their own enquiries about any financial or production statements and returns on the property.

The purchaser acknowledges that opinions may differ as to what constitutes discretionary expenses and the vendor's allocation of expenses may be different from that which may be affected by the purchaser.

An interested purchaser should seek its own expert advice as to the accuracy and relevance of the figures and must rely on their own enquiries and assessments as to the financial return or income to be derived from the property and the activities carried out on it.

The activities that have been carried out on the property have varied from year to year. Reasonable effort has been made to ensure the accuracy of any figures but no responsibility is accepted by any way whatever to any person for any errors or omissions however caused. No warranty is given that any purchaser will or can achieve the same or similar figures in the future. The purchaser acknowledges that among other things, seasons, commodities, and stock prices change and that the figures will vary depending upon the budgets which have been set, management decisions, and the financial objectives of the partnership and those of the purchase.

Inspection Notes