

EAST GATHEN

GATHEN ROAD
DENILQUIN NSW

Information Memorandum





Sale Details

‘EAST GATHEN’

to be offered by

**Auction via the AuctionsPlus online platform
Thursday 12th November 2020 at 11.00 am**



Exclusive selling agent:

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

eldersrealestate.com.au
ID: 22526074

**Highly Productive Cropping, Fodder, Breeding &
Fattening Country**

Contents

Auction Process	1
Executive Summary	2
District Overview	4
Location	5
Climate	6
General	8
Property Maps	11
Schedule of Lands	13
Disclaimer	16
Inspection Notes	17

Auction Process

Elders Rural Services Australia Limited have been formally instructed to offer for sale the Southern Riverina property 'East Gathen' Deniliquin. The property will be offered by online auction (AuctionsPlus) to be held on Thursday the 12th of November 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

Harley Moore of Mills, Hebbard & Moore, 185 End Street, Deniliquin NSW 2710 has been appointed solicitor and will prepare the auction contracts and carry out all post sale conveyancing tasks. Harley can be contacted via landline on 03 5881 1955 or email: hmhm@bigpond.net.au shall you have any queries relating to the sale documentation.

Vendor: Glen Keith Haines

Address: 'Rothsay' 109 Warbreccan Road, Deniliquin NSW 2710

Contract Terms

Deposit: 10%

Settlement Date: 30 days following the auction/exchange

Improvements and Inclusions:

- Stock & Domestic bore including solar panel, 6,500 gallon poly tank and associated infrastructure
- Stock water system including 2" polyline and 3x stock troughs
- Set of steel sheep yards
- All fixed fences & gates

Exclusions:

- All livestock
- All plant & equipment

Special Conditions will include:

- All standard conditions for the sale of a rural property in NSW are to be included in the contract for sale.
- The property, its improvements and its fixtures are to be purchased in their current condition.

Executive Summary

Elders Rural Deniliquin is delighted to present the property 'East Gathen' Deniliquin to the market. Well nurtured and developed by the current owner over the past 17 years, the property comprises of 327 hectares or 808 acres and is situated just 13 kilometres south of Deniliquin.

The versatile holding has been divided into five main paddocks with an excellent standard of fencing including 28ft gateways, laneway system and stock holding & containment area. The country features predominantly red loam soils with 290 arable hectares available for broad scale cropping, fodder production or for livestock breeding and fattening. The property provides excellent livestock shelter with yellow and grey box timbers in addition to a native wildlife corridor with shrubs including gold-dust wattle, grey wattle, western black wattle, hickory wattle, miljee, cooba, narrow-leaf hopbush, punty bush, fine-leaf cassia, ruby and oldman saltbush. A Stock and Domestic solar bore was installed in 2005 and is equipped with an auto tracker and plumbed to a 6500-gallon poly water tank. From the tank, a 2" main line supplies water to all paddocks including the yards. Additional stock waters are in the form of four earth dams whilst working improvements include a set of steel sheep yards with an adjustable race and three-way draft.

'East Gathen' presents with good internal roadways, firebreaks around the perimeter of all paddocks and with an abundance of perennial grasses, clovers and medics. It is an exceptional add on opportunity, first farm or Agri investment.





'A QUALITY BROADSCALE CROPPING & LIVESTOCK OPPORTUNITY'

District Overview

'East Gathen' Deniliquin is located 13km South of Deniliquin, approximately 73km north of Echuca/Moama, 75km west of Finley, 104km south west of Jerilderie, 48km south of Conargo, 726km south west of Sydney and 287km north of Melbourne.

Situated within the Murray River Council region of New South Wales and close to the Victorian border, the township of Deniliquin is world famous for its annual Deni Ute Muster, is located on the banks of the beautiful Edward River and has a population of 7,500. The regional centre offers excellent agri services, ample accommodation, sporting clubs, recreational clubs, hotels, shopping facilities and a Vline bus service to and from Melbourne and the Melbourne International Airport. Air services to Sydney and Melbourne are from Swan Hill and Albury, whilst the Deniliquin airport located south of town is fully serviced and offers local, charter and general aviation services. Deniliquin is well serviced by the education sector. The town has 3 public primary schools, a catholic primary school, a public high school and an independent K-10 school (Deniliquin Christian School). It features a TAFE NSW Campus, which is part of the Riverina Institute of TAFE. Surrounding primary schools include Mayrung, Blighty and Conargo.

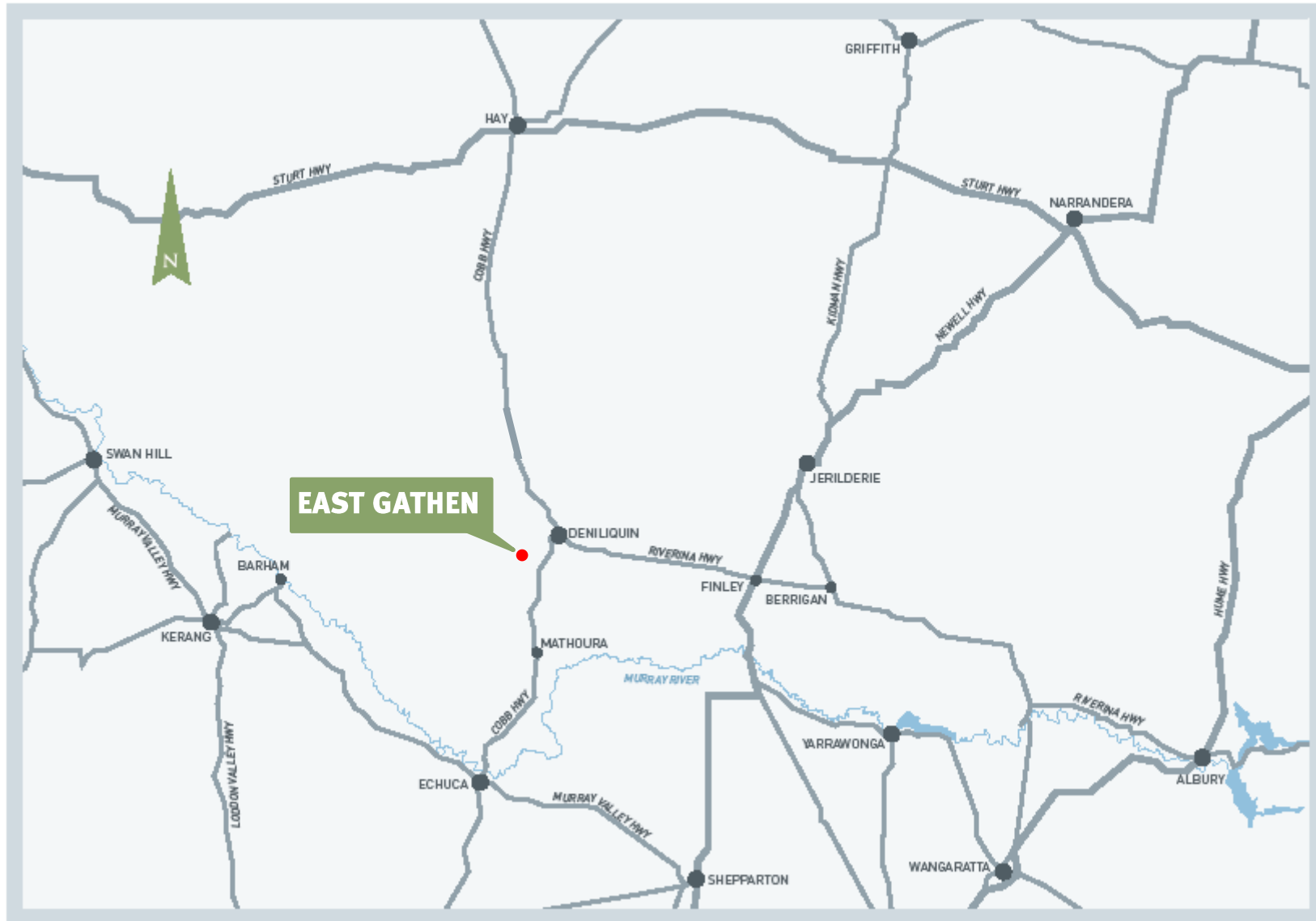
Deniliquin is a service centre for the surrounding agricultural region. The region includes both dryland and irrigated areas. The dryland areas support grazing, in particular beef cattle, prime lamb and wool growing. Deniliquin is home to many famous Merino studs and the saltbush plains produce quality medium class wool. The irrigated areas produce a range of high yielding crops. Rice is a popular summer crop with the largest rice mill in the southern hemisphere located in Deniliquin, producing large packs and bulk rice for export markets. Deniliquin is also the headquarters of Murray Irrigation Limited, an irrigator owned private company and one of the largest privately owned irrigation supply

companies in the world. Murray Irrigation manages the operations of the Berriquin, Deniboota, Denimein and Wakool irrigation areas in the Murray Valley. These areas produce 50% of Australia's rice crop, 20% of NSW milk production, 75% of NSW processing tomatoes and 40% of NSW potatoes. Sawmills in the area process timber harvested from the River Red Gum forests, lining the Edward and Murray floodplains.

As the largest town in the south western Riverina, there is a range of government and commercial services to residents of the town and the surrounding area. Excellent livestock sale facilities are located across the Riverina both in fat and store markets such as Deniliquin, Echuca, Swan Hill, Corowa, Finley, Wodonga, Bendigo, Wagga Wagga, Shepparton and Euroa. Deniliquin holds fortnightly sheep and cattle fat sales and scheduled store sheep sales are held throughout the year. Weekly fat cattle sales are conducted at Wodonga, Wagga Wagga and Shepparton. Hay also features 3 major store sheep sales held during the spring. Commercial abattoirs are located at Brookland, Wodonga, Junee, Wagga, Gundagai and Cootamundra. Cattle feedlots are situated at Cootamundra, Ladysmith, Leeton and Griffith. Numerous grain receival sites are situated nearby at Deniliquin, Blighty, Jerilderie, Tocumwal and Finley.

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, tomatoes, soybeans, corn, sorghum and 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 and is now grown locally with cotton gins located south of Hay and at Darlington Point.

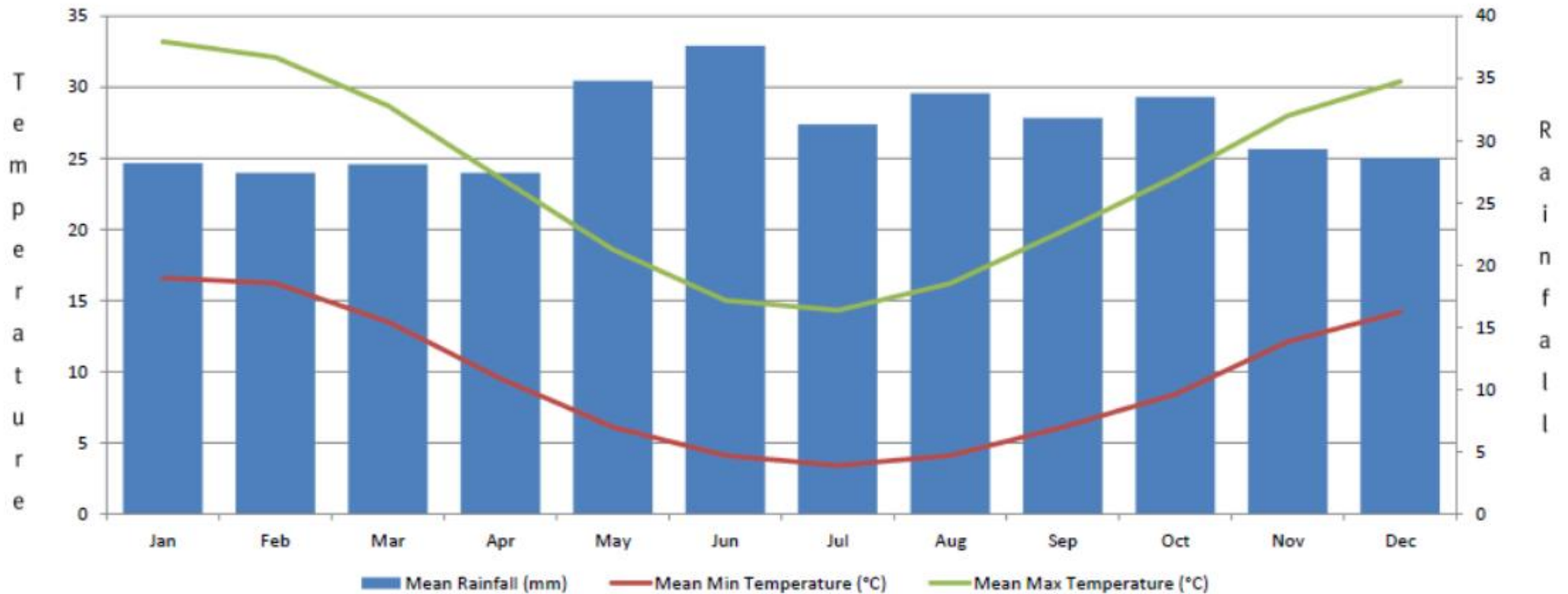
Location



Climate

'East Gathen' is located within the Deniliquin district, a district which enjoys an average annual rainfall of 400mm or 16 inches. 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 November.

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





General



PROPERTY DETAIL	DESCRIPTION
Address	'East Gathen' Gathen Road, Deniliquin NSW 2710
Title Particulars	EP 28198, Lots 302-303 DP 756325, Lot 41 DP 843514
Local Authority	Murray River Council
Zone	RU1 Primary Production
Council Rates	\$2,008.42 per annum
Road frontages	Gathen Road

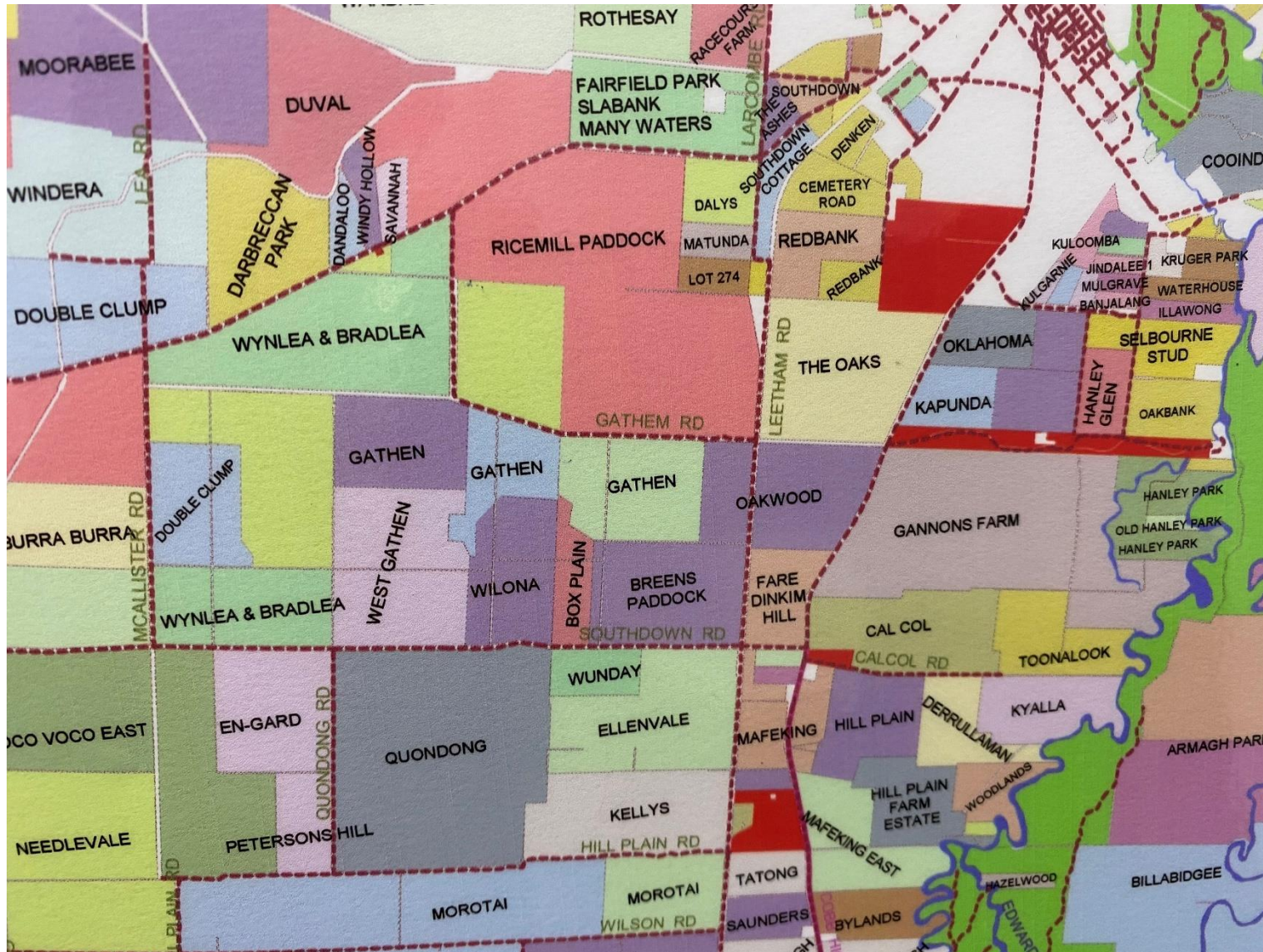




Property Maps



Property Maps



Schedule of Lands

LOT/PLAN	LOCAL GOVERNMENT AREA	AREA (HECTARES/ACRES)
Lot 302 DP 756325	Murray River Council	126.76 / 313.25
Lot 303 DP 756325	Murray River Council	99.95 / 247
Lot 41 DP 843514	Murray River Council	97.2 / 240.3
EP 28198 (Road Purchase W396045)	Murray River Council	3.168 / 7.83
TOTAL APPROXIMATELY		327.08ha / 808.38ac





LOCATED IN THE HEART OF THE RIVERINA FOODBOWL



Disclaimer

CONFIDENTIALITY

The contents of this document are confidential and are produced for your personal use and not for distribution to any other person or corporation without prior written notice to Elders Real Estate.

COPYRIGHT

This document is subject to copyright.

DISCLAIMER

Elders Real Estate takes no responsibility for any errors, omissions or discrepancies, if any, in the enclosed particulars which have been compiled from information supplied to us by the vendor and other sources, and are subject to withdrawal without notice. All maps and areas are approximate only and are only given for guidance purposes.

This document and any advertising material are for promotional purposes only and are not to be relied upon as a guarantee of performance or productivity of the said properties. All intending purchasers should satisfy themselves by inspection and make their own enquiries and investigations about the property and satisfy themselves thereon.

FINANCIAL INFORMATION

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.

