



“Netherby”

**Under instructions from K & R & A & K Crossley
Cobb HWY , Deniliquin NSW 2710**

2598.98ha (6422ac)

Nutrien Ag Solution Deniliquin

**Auction: 18th November 11am with
AuctionsPlus online auction platform**



Information Memorandum

Netherby | Located 23km North of Deniliquin
Direct access off the Cobb HWY NSW 2710
2598.98 (64422.08ac)



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Nutrien Harcourts

Important details.

Netherby | Located 23km North of Deniliquin, direct access off the Cobb HWY NSW 2710

2598.98 (64422.08ac)

Offered as a whole or in 4 holdings of

Lot 1: 1125.3ha. Lot 2: 645ha. Lot 3: 593.4ha. Lot 4: 235ha



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Overview.

Netherby, a carefully maintained highly technologically developed and efficient engine room, incorporating fertile soils in the heart of the renowned livestock and Irrigation region of the Riverina NSW Australia.

Local Overview

The Crossley Family are 4th generation farmers of the Deniliquin region and operate a vast and diverse mixed farming and grazing operation. They are renowned throughout the Riverina and beyond for their ability and capacity in producing quality prime Lamb, Wool, Beef & high yielding Summer & Winter Crops on their expansive farm holdings in the Heart of the Riverina.

Netherby, with a highly efficient state of the art "Turn Key" Irrigation System and sprawling rice fields is complemented by some of Australia's best open grazing country, making this unique buying opportunity one that will service the demands of generations to come.

Superbly located on the Cobb HWY just 23km north of the regional agricultural hub of Deniliquin, 1hr north of Echuca and 3.5 hours North of Melbourne.

Deniliquin being a township of 8000 residents, boasts a vast array services and amenities which services all the demands of its agricultural dependents as far as 200km to its north.

Livestock facilities are located at Deniliquin, Finley, Barnawartha, Wagga Wagga, Echuca, Bendigo and Shepparton. Grain receival sites are also conveniently located at Deniliquin, Jerilderie, Tocumwal and Barns Crossing.

There are also a number of large scale feedlots and dairy farms located within 50km of Netherby that provide excellent avenues for direct marketing grain, fodder and livestock.

Netherby overview

Approximately 900ha is under Lateral and pivot spray irrigation. A further 200ha of developed flood irrigation is also full productive for summer and winter cropping and fodder production. Storage includes 400 megalitres with 100 megalitre daily extraction capacity from Murray Irrigation Limited via 7 access points.

The property boast excellent improvements including a 3 bedroom home, wool shed, sheep & cattle yards, workshop and extensive machinery shedding. The property is very well maintained and will be presented ready to sow new season crops and to take advantage of the exception livestock opportunities that have seen both beef and lambs achieving lucrative returns with this position to remain for some time to come.

Netherby is a rare and unique Agri investment that offers large scale, modern irrigation infrastructure, highly productive cropping country and some of the nations best livestock country. Netherby is Ideally positioned for further development making it an ideal investment opportunity for both the corporate and family agribusiness sectors.

The property is to be offered as a whole or as 4 holdings of Lot 1: 1125.3ha. Lot 2: 645ha. Lot 3: 594.3ha & Lot 4: 235.1ha



**The Netherby 2020
oaten hay fodder crop**

Property highlights.

Key qualities and environmental benefits.

Area: 2598.98 hectares (6422.08 acres)

**The property is to be offered as a whole or as 4 holdings of
Lot 1: 1125.3ha. Lot 2: 645ha. Lot 3: 594.3ha & Lot 4: 235.1ha**

Irrigation: Highly efficient “Turn Key” spray irrigation development consisting of 900ha lateral move irrigators (3 key fields developed) plus 80ha pivot = 980ha. There is approximately an additional 200ha of highly developed flood irrigation.

Water storage/distribution: Approximately 400 megalitres over 3 main storage dams plus lateral sumps of approximately 100 megalitres. 100 megalitre extraction capacity from Murray Irrigation limited via 7 access points. Ample supply and easy access of fresh stock & domestic water.

Working Improvements: very comfortable 3 bedroom home set in established gardens, extensive machinery shedding and hay sheds, woolsheds, 3 sets of sheep yards, cattleyards.

Location: Superbly located off the Cobb HWY just 23km north of the regional agricultural hub of Deniliquin. NSW, Australia.

Primarily land use: Livestock, summer and winter cropping, fodder.

Climatic region: Kind **Infrastructure:** excellent **Soil fertility:** High **Rainfall:** 400mm



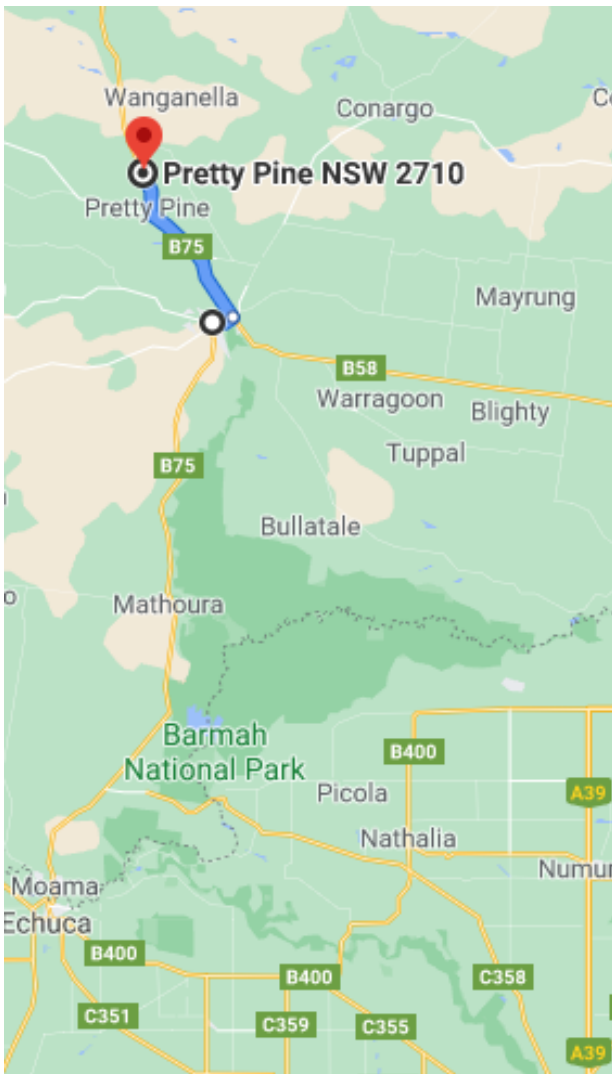
Area.

**Netherby
Deniliquin
NSW**

2598.98 hectares (6,422.09 acres) free-hold titles.

Details of Properties				
Crossley Family: Title details				
Property	Volume/Folio	Lot no.	Plan no.	and area (ha)
Lot 1: Smeaton Vale	1/598518	1	DP 598518	251.40
	Auto Consol 13901-74	16	DP 756256	129.50
	Auto Consol 13901-74	15	DP 756256	107.54
	Auto Consol 13901-74	33	DP 756256	129.50
	Auto Consol 13901-74	59	DP 756256	8.70
				626.64
	Auto Consol 8664-212	72	DP 756256	88.32
	Auto Consol 8664-212	58	DP 756256	21.85
	Auto Consol 8664-212	14	DP 756256	129.50
	Auto Consol 8664-212	29	DP 756256	97.12
	Auto Consol 8664-212	28	DP 756256	129.50
	Auto Consol 8664-212	31	DP 756256	16.18
	Auto Consol 8664-212	30	DP 756256	16.18
				498.65
			1125.29	
Lot 2: Birdwood	2/598518	2	DP 598518	297.40
	Auto Consol 1309-75	11	DP 756256	97.12
	Auto Consol 1309-75	62	DP 756256	86.60
	Auto Consol 1309-75	64	DP 756256	75.06
	Auto Consol 1309-75	66	DP 756256	24.28
	Auto Consol 1309-75	68	DP 756256	24.28
	Auto Consol 1309-75	80	DP 756256	40.46
				645.20
Lot 3: Netherby	Auto Consol 14201-246	1	DP 1018610	92.24
	25/756256	25	DP 756256	97.12
	Auto Consol 14201-246	21	DP 756256	129.50
	19/756256	19	DP 756256	129.50
	16/756256	16	DP 756256	18.92
	17/756256	17	DP 756256	18.92
	Auto Consol 10947-178	1 & 2	DP 128156	1.77
				487.97
	49/756256	49	DP 756256	105.42
			105.42	
			593.39	
Lot 4: Mulloka	1/33375	1	DP 33375	235.10
				235.10
Total Land Area of the Properties (ha)				2598.98 HA (6422.08 Ac)

Location.



Situated on the Cobb highway approximately 23 kilometers north of Deniliquin, and within a 4hr drive of Melbourne and 3.5 hour from Melbourne airport. Other city and regional centres are a convenient drive:

Albury 2hr, Wagga Wagga 2.5hr,
Shepparton 1.5hr and Echuca 1hr.

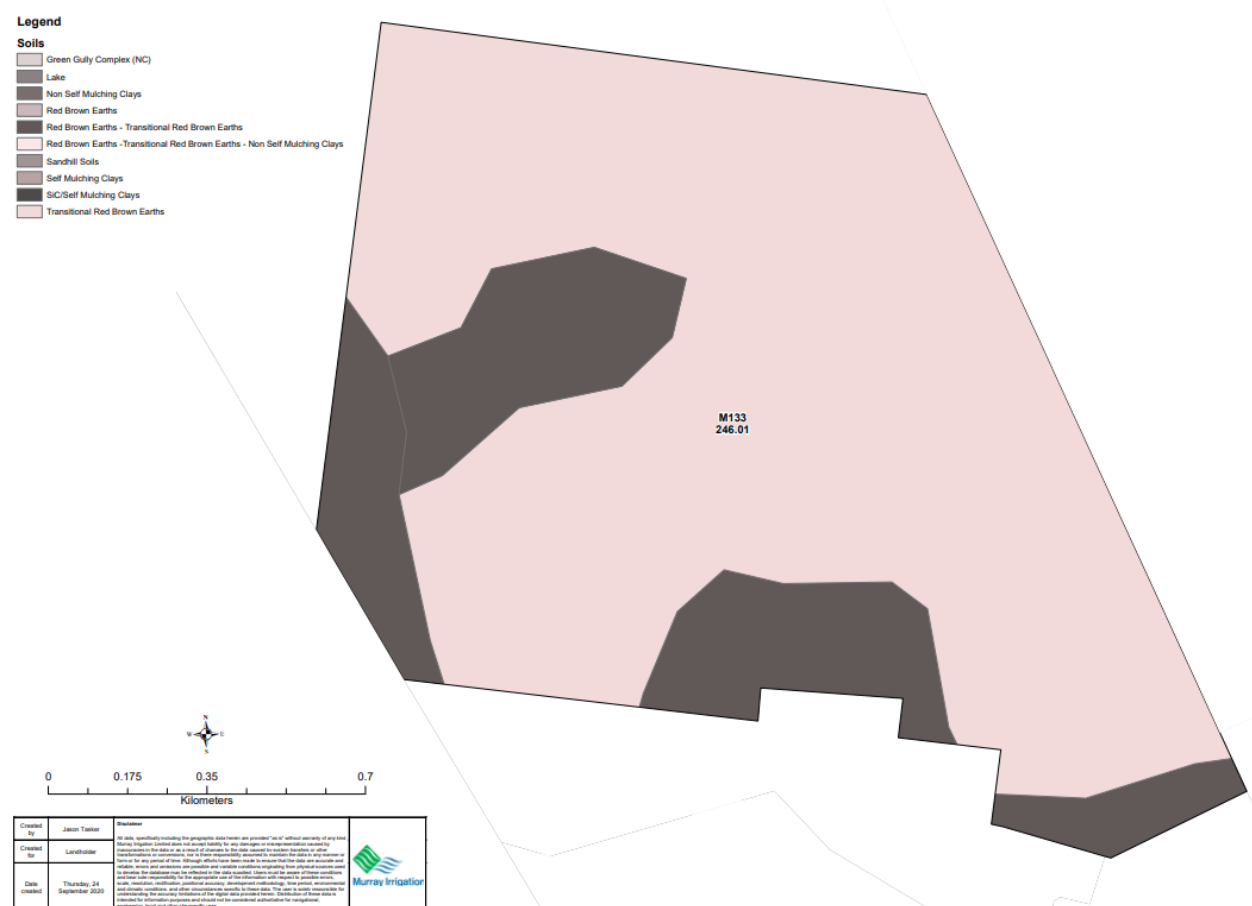
The highway provides excellent convenient access for grain and livestock transport

Deniliquin offers a wide range of services, including primary and secondary schools, Tafe. Large modern hospital, various government departments, food processors and other large corporate businesses. The wide array of sporting venues and associations as well as schooling options makes this property a perfect option for both corporate investors and expanding family farm businesses.



Country.

Productive well managed soils suitable for a range of uses.



Water.

Perfectly positioned within Murray Irrigation Ltd, Australia's largest private water delivery company distributing water to an area of approximately 750000ha.



Netherby water storage and lucerne in the distance

The properties are well situated within Murray Irrigation Ltd which is the largest gravity fed irrigation system in the Southern Hemisphere.

Netherby features modern water efficient “turn key” irrigation complimented by substantial storage and associated investment.

The property enjoys the benefit of being able to extract 100 megalites per day via 7 strategically located access points which services approximately 900ha of lateral and pivot spray irrigation plus flood irrigation of 200ha. Water storage includes approx. 400 megs.

The property is offered for sale with 2414 delivery entitlement and 2414 shares in Murray Irrigation Limited which have benefited from substantial water efficiency dividends over the past few years. Ample fresh stock water is available and easily accessible throughout the property.

Livestock and Cropping Production.

A proven history of success.

Overview

The Crossley's are highly regarded livestock producers who constantly achieve some of the highest prices for their sheep in the Deniliquin breeder sales.

The Netherby country has proven that livestock do exceptionally well, growing into large frame prime lambs with the merino ewe flock recording high fertility and bright, clean high yielding wool.

The Crossley's family success in the region has also enabled them to produce some of the regions highest yielding rice crops in the summer months and premium mixed winter cereals crops.

The properties capacity to generate vast volumes of grain and some of the best grown livestock in the region has allowed the family to maintain their ability to be viable protective custodians of the land which is clearly demonstrated in there quality production.

The family have maintained areas of native grasslands and timber pockets that attract and grow native flora and fauna.

Extensive areas of the property are prepared and ready for the further development of irrigation or as dryland cropping and pasture.

Livestock

A core breeding flock of merino ewes which are joined to Border Leisters with the ewe portion sold off at the Deniliquin special sheep sale held in January each year.

Note: Livestock numbers have been significantly lower during 2020 due to drier conditions of 2019. The property is understocked and vast areas of the property has not had any livestock grazing as of October 2020 and presents with a large body of feed.

Sheep		
Ewes	1,500	2020
Lambs	2,000	2020

Crops

Solid fertiliser history available for past 4 years. Yield expectations grater than 6T per ha.

Crops		
Oats	80 ha	Irrigated
lucerne	100 ha	Irrigated
Barley	500 Ha	Irrigated
Rice	40ha	irrigated

Fixed improvements.

Everything for maximum efficient Agri production.

Lot 1:

- 330ha Lateral irrigator – 3100 hrs
- 100ha lateral irrigator – 3450 hrs
- Large 280 meg storage fully equipped with pump.
- 20 meg storage for further expansion of spray irrigators.
- Woolshed and yards - power

Lot 2:

- 390ha Lateral irrigator – 1875 hrs
- Cattleyards

Lot 3:

- 80ha pivot – 120hrs
- Woolshed and yards - power

Lot 4:

- 3 bedroom homestead
- Large steel machinery shedding
- Sheep yards – power
- 100 meg storage fully equipped with pump.
- 2 x 40T silos
- 200ha developed flood irrigation.

General overview of fixtures and improvements

Overall, Netherby and its improvements present in excellent working condition with all the irrigators regularly serviced and maintained. The sheds and yards are all very serviceable and are of solid construction and ready to be put to further work. The older woolshed is in need of some further maintenance, however is a beautiful example of Australia.

The fencing in general is of a sound to new standard with excellent access throughout. The homestead is a comfortable 21sq, 3 bedroom weather board and is in sound neat condition.

Improvements in summary

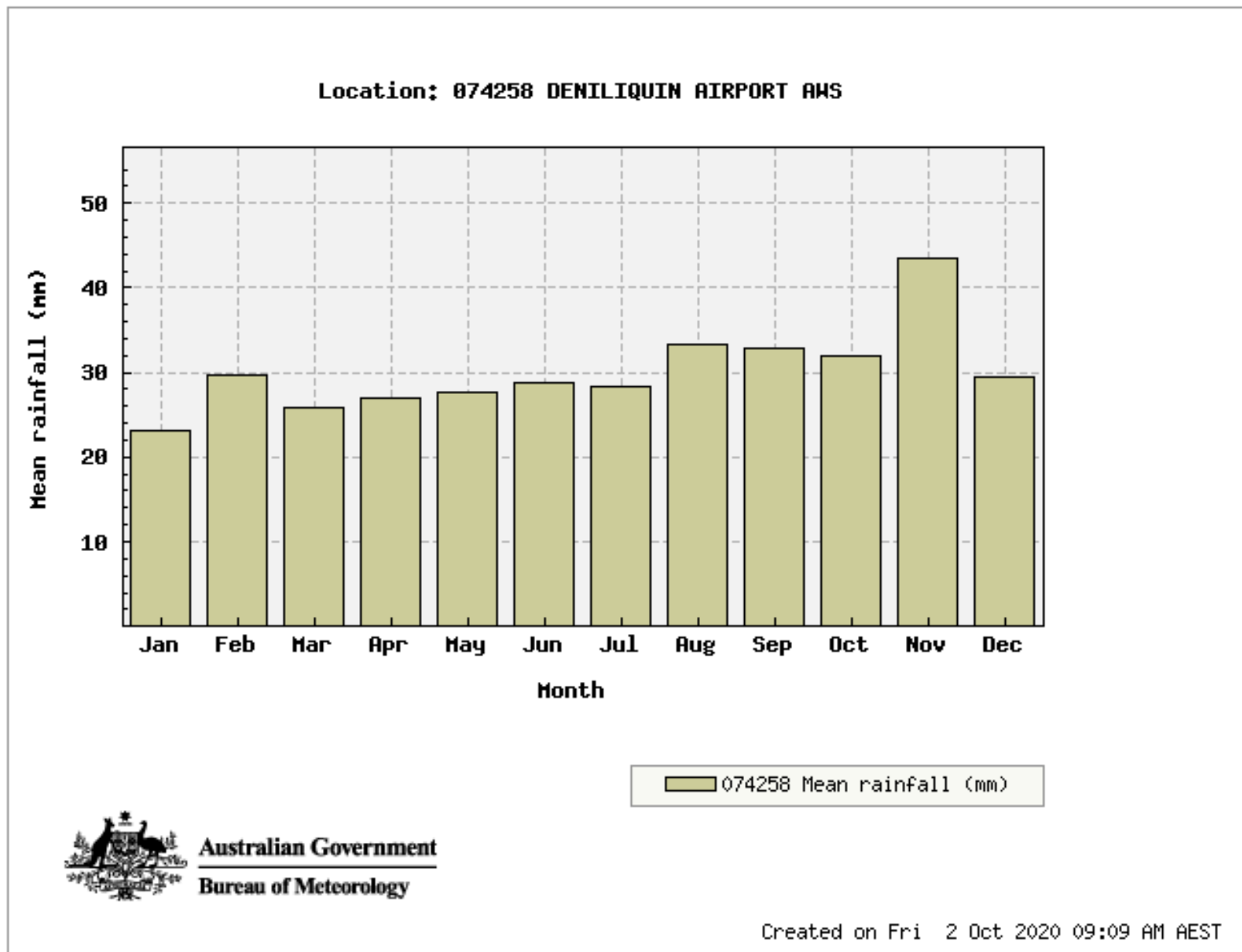
Spray Irrigators	390ha lateral 330ha lateral 100ha lateral 80ha pivot
Flood Irrigation	200ha approx. fully developed
Water storage	280ML dam approx. 100ML dam approx. 20ML dam approx.
Silo storage	2 x 40 tonne
Shedding	Large machinery sheds and workshop
Access roads	Cobb HWY frontage and Devon Rd
Wool shed	2 wool shed with power
Sheep yards	3 sets located at each woolshed plus additional set on holding 4.
Cattle yards	Large and centrally located
Homestead	Comfortable 3 bedrooms set in established gardens

Climate.

Warm summers and moderate winters.

Deniliquin enjoys an outstanding all year round climate, ideally suitable for both winter and summer cropping. Complemented by generally mild winters and the ability to supplement crops with irrigation on top of the 400mm annual rainfall, makes way for the production of some of the best yielding and quality grains in the world. Summer crops such a rice, cotton and corn thrive in the summer months amongst may other summer crops. Deniliquin temperate climate has enabled the expansion of the worlds best rice and is the home of the largest rice mills in the southern hemisphere. The climate is also ideal for livestock, enabling them to grow out to be some of the best performing and highly sort after animals in the country.

The climate has enabled the region to be classified as the food bowl of the nation and has allowed a largely diversified and varying crops types to be grown. This includes but not limited to horticulture, viticulture, rice, cotton, bean's, corn, fodder, hemp & cereals.



Auction Information and Process.

Auction: Offered by online auction(AuctionsPlus) to be held on Wednesday 18th November 2020 @ 11am

Sale details

Offered as a whole being 2598.98ha then if not sole as a whole offered as 4 holdings being:

Lot 1: Known as Pt Smeatonvale	= 1125.29ha
Lot 2: Known as Pt Birdwood	= 645.2ha
Lot 3: Known as Netherby	= 593.39ha
Lot 4: Known as Mulloka	= 235ha

Inspections

Highly recommended through the vendors exclusive agents Nutrien Ag Solution, Deniliquin. All inspections must be directed through the vendors agent

Auction of the property shall be conducted via AuctionsPlus online platform. All interested parties that intend to actively participate in the online auction must pre register through the AuctionsPlus website or simply by contacting Hamish Cook at AuctionsPlus on 02 9262422 or 0432 853 593.

Email: hcooke@auctionplus.com.au

Vendors Solicitors: Glowreys Riverina Law Firm – 185 Cressy Street, Deniliquin NSW 2710 Australia

Contact: Ed Glowrey via phone on 03 5881 3766 email: legal@glowreys.com.au

All queries in relation to the Contracts of Sale to be directed to the vendors solicitor.

Vendors: Ken, Robyn, Andrew & Kellie Crossley

Contract terms: 10% deposit – The Contract of Sale is subject to all standard NSW Rural Property terms and conditions plus any special conditions contained within the contract of sale drawn by the vendors solicitor

Settlement: Cash Settlement with an initial 10% deposit – 13th January, 10th February or 10th March 2022 (at the nomination of the purchaser)

Vendor's agents

Nutrien Ag Solutions

Office: 99 Davidson Street, Deniliquin, NSW 2710. Australia

Agent Name: James Sides
Email: jamesides@bigpond.com
Web: nutrienharcourts.com.au/LDU2684

Nutrien Harcourts.

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Nutrien

Part of Australian agriculture for over 150 years, Nutrien Ag Solutions are business experts in a range of different farming areas, including precision farming services, marketing livestock and wool, agricultural services, water, finance, insurance, merchandise and real estate. They are the largest distributor of both farming supplies and fertiliser in Australia and provide unparalleled access to solutions. With a team of more than 4,000 farming experts, they are committed to upholding the mission and values that make Nutrien Ag Solutions the ag retailer of the future.

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James Sides: Phone 0427236791







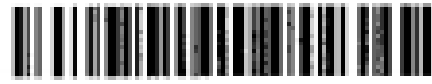








Robyn S Crossley &
Andrew C Crossley & 2 others...
Kapunda
7568 Conargo Road
DENILIQUN NSW 2710



1000289
R1_7677

Enquiries
Phone: 03 5898 3000

ASSESSMENT NUMBER
05064-1

FIRST INSTALMENT DUE
30/09/2020

NOTICE ISSUE DATE
22/07/2020

LAND VALUE
\$552,000

Description and Location of Property
Boree-Morago Road, PRETTY PINE NSW 2710
14, 28, 29, 30, 31, 58, 72/756256 PERPETUAL LEASE 128324 ENC LOSURE PERMIT 28431

Listing of Rates and Charges	Valuation / Services	Rate/ Levy	Amount
Farmland Low MIL Irrigation	552,000	@ \$0.00378	\$2,086.56

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020 \$520.56	30/11/2020 \$522.00	28/02/2021 \$522.00	31/05/2021 \$522.00	\$2,086.56

Please deduct any payments made since the notice issue date

Interest on outstanding Rate amounts will be 0% from 1/7/2020-31/12/2020, then 7.0% from 1/1/2021 to 30-6-2021, this applies to ALL overdue amounts.

Interim General Manager
John Rayner

A credit card surcharge of 0.60% applies to all payments using a Visa card or Mastercard.



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Name: Robyn S Crossley &
Assessment Number: 05064-1
First Amount Due: \$520.56
OR If Paying Full Amount: \$2,086.56
First Instalment Due: 30/09/2020

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Kapunda
7568 Conargo Road
DENILIQUN NSW 2710

R1_7679

Enquiries Phone: 03 5898 3000
ASSESSMENT NUMBER 05586-3
FIRST INSTALMENT DUE 30/09/2020
NOTICE ISSUE DATE 22/07/2020
LAND VALUE \$173,000

Description and Location of Property
Boree-Morago Road, PRETTY PINE NSW 2710
Lot 49 DP 756256

Listing of Rates and Charges
Farmland Murray Groundwater

Valuation / Services	Rate/ Levy	Amount
173,000	@ \$0.005504	\$952.19

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020	30/11/2020	28/02/2021	31/05/2021	
\$238.19	\$238.00	\$238.00	\$238.00	\$952.19

Please deduct any payments made since the notice issue date

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Interim General Manager
John Rayner

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Edward River
COUNCIL

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Name: Robyn S Crossley &
Assessment Number: 05586-3
First Amount Due: \$238.19
OR If Paying Full Amount: \$952.19
First Instalment Due: 30/09/2020

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7568 Conargo Road
DENILIQUN NSW 2710

R1_7881

Enquiries Phone: 03 5898 3000
ASSESSMENT NUMBER 05637-4
FIRST INSTALMENT DUE 30/09/2020
NOTICE ISSUE DATE 22/07/2020
LAND VALUE \$418,000

Description and Location of Property
2140 Cobb Highway, PRETTY PINE NSW 2710
LOT 1 DP33375 ENCLOSURE PERMIT 28431

Listing of Rates and Charges
Farmland High MIL Irrigation

Valuation / Services	Rate/ Levy	Amount
418,000	@ \$0.005521	\$2,307.78

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020 \$576.78	30/11/2020 \$577.00	28/02/2021 \$577.00	31/05/2021 \$577.00	\$2,307.78

Please deduct any payments made since the notice issue date

Interest on outstanding Rate amounts will be 0% from 1/7/2020-31/12/2020, then 7.0% from 1/1/2021 to 30-6-2021, this applies to ALL overdue amounts.

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Interim General Manager
John Rayner




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Name	Robyn S Crossley &
Assessment Number	05637-4
First Amount Due	\$576.78
OR If Paying Full Amount	\$2,307.78
First Instalment Due	30/09/2020




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**Edward
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COUNCIL**

PO Box 270,
Deniliquin NSW 2710

Edward River Council ABN 90 407 359 958
180 Cressy Street, Deniliquin NSW 2710
T 03 5898 3000 F 03 5898 3029 E council@edwardriver.nsw.gov.au
Address all correspondence to the General Manager

Annual Rate Notice 01 July 2020 to 30 June 2021

Robyn S Crossley &
Andrew C Crossley & 2 others...
Kapunda
7568 Conargo Road
DENILIQUN NSW 2710

R1_7683

Enquiries Phone: 03 5898 3000
ASSESSMENT NUMBER 05941-0
FIRST INSTALMENT DUE 30/09/2020
NOTICE ISSUE DATE 22/07/2020
LAND VALUE \$642,000

Description and Location of Property
Boree-Morago Road, PRETTY PINE NSW 2710
LOT 11,62, 64,66,68, 80/756256 2/598518 ENCLOSURE PERMIT 284 31

Listing of Rates and Charges	Valuation / Services	Rate/ Levy	Amount
Farmland High MIL Irrigation	642,000	@ \$0.005521	\$3,544.48

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020	30/11/2020	28/02/2021	31/05/2021	
\$886.48	\$886.00	\$886.00	\$886.00	\$3,544.48

Please deduct any payments made since the notice issue date

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Interim General Manager
John Rayner



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Name: Robyn S Crossley &
Assessment Number: 05941-0
First Amount Due: \$886.48
OR if Paying Full Amount: \$3,544.48
First Instalment Due: 30/09/2020

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Robyn S Crossley &
 Andrew C Crossley & 2 others...
 Kapunda
 7568 Conargo Road
 DENILIQUN NSW 2710

 1003290
 R1_7585

 Enquiries
 Phone: 03 5898 3000

ASSESSMENT NUMBER
 06062-4

FIRST INSTALMENT DUE
 30/09/2020

NOTICE ISSUE DATE
 22/07/2020

LAND VALUE
 \$366,000

Description and Location of Property
 Boree-Morago Road, PRETTY PINE NSW 2710
 LOTS 15,16,33,59 DP756256 ENCLOSURE PERMIT 28431

Listing of Rates and Charges	Valuation / Services	Rate/ Levy	Amount
Farmland High MIL Irrigation	366,000	@ \$0.005521	\$2,020.69

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020	30/11/2020	28/02/2021	31/05/2021	
\$505.69	\$505.00	\$505.00	\$505.00	\$2,020.69

Please deduct any payments made since the notice issue date


Interest on outstanding Rate amounts will be 0% from 1/7/2020-31/12/2020, then 7.0% from 1/1/2021 to 30-6-2021, this applies to ALL overdue amounts.

 Interim General Manager
 John Rayner

A credit card surcharge of 0.60% applies to all payments using a Visa card or Mastercard.


RATES PAYMENT ADVICE
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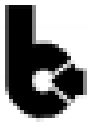
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Name	Robyn S Crossley &
Assessment Number	06062-4
First Amount Due	\$505.69
OR If Paying Full Amount	\$2,020.69
First Instalment Due	30/09/2020



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**Edward
River
COUNCIL**

PO Box 270,
Deniliquin NSW 2710

Edward River Council ABA 66 407 966 068
180 Cressy Street, Deniliquin NSW 2710
T 03 5898 3000 F 03 5898 3029 E council@edwardriver.nsw.gov.au
Address all correspondence to the General Manager

Annual Rate Notice 01 July 2020 to 30 June 2021

Robyn S Crossley &
Kelle C Crossley & 2 others...
Kapunda
7568 Conargo Road
DENILIQUIN NSW 2710



1003281
R1_7687

Enquiries
Phone: 03 5898 3000

ASSESSMENT NUMBER
05084-9

FIRST INSTALMENT DUE
30/09/2020

NOTICE ISSUE DATE
22/07/2020

LAND VALUE
\$521,000

Description and Location of Property

319 Boree-Morago Road, PRETTY PINE NSW 2710
1, 2/128156, 19, 21, 25/756256, 16, 17/756292, 1/1018610 ENC LOSURE PERMIT 408420

Listing of Rates and Charges

Farmland High MIL Irrigation

Valuation / Services

521,000

Rate/ Levy

@ \$0.005521

Amount

\$2,876.44

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020	30/11/2020	28/02/2021	31/05/2021	
\$719.44	\$719.00	\$719.00	\$719.00	\$2,876.44

Please deduct any payments made since the notice issue date

Interest on outstanding Rate amounts will be 0% from 1/7/2020-31/12/2020, then 7.0% from 1/1/2021 to 30-6-2021, this applies to ALL overdue amounts.

A credit card surcharge of 0.60% applies to all payments using a Visa card or Mastercard.

Interim General Manager
John Rayner



**Edward
River
COUNCIL**

RATES PAYMENT ADVICE

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Name Robyn S Crossley &
Assessment Number 05084-9
First Amount Due \$719.44
OR If Paying Full Amount \$2,876.44
First Instalment Due 30/09/2020



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Edward River
COUNCIL

PO Box 270,
Deniliquin NSW 2710

Edward River Council ABN 90 407 359 959
180 Cressy Street, Deniliquin NSW 2710
T 03 5898 3000 F 03 5898 3029 E council@edwardriver.nsw.gov.au
Address all correspondence to the General Manager

Annual Rate Notice 01 July 2020 to 30 June 2021

Robyn S Crossley &
Kellie C Crossley & 2 others...
Kapunda
7568 Conargo Road
DENILIQUN NSW 2710

R1_7689

Enquiries Phone: 03 5898 3000
ASSESSMENT NUMBER 05621-8
FIRST INSTALMENT DUE 30/09/2020
NOTICE ISSUE DATE 22/07/2020
LAND VALUE \$402,000

Description and Location of Property

Pretty Pine Road, MORAGO NSW 2710
Lot 31 DP756298 Lot 32 DP756298 Lot 33 DP756298 and 1 more Perpetual Lease 128322

Listing of Rates and Charges

Listing of Rates and Charges	Valuation / Services	Rate/ Levy	Amount
Farmland High MIL Irrigation	402,000	@ \$0.005521	\$2,219.44

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020 \$554.44	30/11/2020 \$555.00	28/02/2021 \$555.00	31/05/2021 \$555.00	\$2,219.44

Please deduct any payments made since the notice issue date

Interest on outstanding Rate amounts will be 0% from 1/7/2020-31/12/2020, then 7.0% from 1/1/2021 to 30-6-2021, this applies to ALL overdue amounts.

A credit card surcharge of 0.60% applies to all payments using a Visa card or Mastercard.

Interim General Manager
John Rayner



Edward River
COUNCIL

RATES PAYMENT ADVICE

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Name	Robyn S Crossley &
Assessment Number	05621-8
First Amount Due	\$554.44
OR If Paying Full Amount	\$2,219.44
First Instalment Due	30/09/2020



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Kenneth C Crossley &
Kellie C Crossley & 2 others...
Kapunda
7568 Conargo Road
DENILIKUIN NSW 2710



003142
R1_7375

Enquiries Phone: 03 5898 3000
ASSESSMENT NUMBER 06063-2
FIRST INSTALMENT DUE 30/09/2020
NOTICE ISSUE DATE 22/07/2020
LAND VALUE \$282,000

Description and Location of Property
332 Boree-Morago Road, PRETTY PINE NSW 2710
LOT 1 DP598518 ENCLOSURE PERMIT 28431

Listing of Rates and Charges
Farmland High MIL Irrigation

Valuation / Services	Rate/ Levy	Amount
282,000	@ \$0.005521	\$1,556.92

Payments made 5 days prior to the notice date may not be reflected on this Annual Rate Notice

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Full Balance Due
30/09/2020 \$389.92	30/11/2020 \$389.00	28/02/2021 \$389.00	31/05/2021 \$389.00	\$1,556.92

Please deduct any payments made since the notice issue date

Interest on outstanding Rate amounts will be 0% from 1/7/2020-31/12/2020, then 7.0% from 1/1/2021 to 30-6-2021, this applies to ALL overdue amounts.

A credit card surcharge of 0.60% applies to all payments using a Visa card or Mastercard.

Interim General Manager
John Rayner



Edward River
COUNCIL

RATES PAYMENT ADVICE

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Name: Kenneth C Crossley &
Assessment Number: 06063-2
First Amount Due: \$389.92
OR If Paying Full Amount: \$1,556.92
First Instalment Due: 30/09/2020

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