

# WHELA PARK

FINLEY NSW

Information Memorandum

*Elders*



# Sale Details

‘Whela Park’

to be offered by

**PUBLIC AUCTION**

via

**the AuctionsPlus online platform at 11:00am on  
Friday the 11th of December 2020 (unless sold  
prior).**



Exclusive selling agents:

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

eldersrealestate.com.au  
ID: 22588079

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# Auction Process

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Elders Rural Services Australia Limited have been formally instructed to offer for sale 'Whela Park' 623 Logie Brae Road, Finley NSW 2713 by online auction (AuctionsPlus) to be held on Friday the 11th of December 2020 commencing at 11.00am.

All interested parties that wish to participate in the Auction must pre-register to bid by contacting Hamish Cooke at AuctionsPlus on 02 9262 4222 / 0432 853 593 or email: [hcooke@auctionsplus.com.au](mailto:hcooke@auctionsplus.com.au)

John Glowrey of Glowreys – The Riverina Law Firm, 185 Cressy Street, Deniliquin NSW 2710 has been appointed solicitor and will prepare the auction contract and carry out all post sale tasks. John can be contacted via landline on 0358 813 766 or email: [legal@glowreys.com.au](mailto:legal@glowreys.com.au) shall you have any queries relating to the sale documentation

**Vendor:** James William Braybon

**Address:** 'Whela Park' 623 Logie Brae Road, Finley NSW 2713

**Contract Terms:** Deposit 10%

**Settlement Date:** 90 days following the auction date

**Noted improvements consist of the following:**

- House with adjoining carport
- Machinery shed
- Workshop
- Hayshed
- Grain complex consisting of 4x45 tonne Kotzur cone-based silos & 2x70 tonne Jaeschke cone-based silos
- 2 stand shearing shed with adjoining steel yards
- Cattle yards

**Inclusions consist of the following:**

- All fixed fences, gates & irrigation infrastructure
- Shearing shed: 2x overhead shearing plants
- KY 6" pump including 4-cylinder Perkins diesel motor, fuel tanks and associated infrastructure
- 15,000 litre bulk diesel tank including fuel bowser
- Crush in the cattle yards
- 2x poly troughs

**Water:**

- 5 MIL Water Entitlements, 814 MIL Delivery Entitlements and all associated MIL shares on MIL Landholding E475

**Exclusions are as follows:**

- All farm plant and equipment
- All personal belongings including garden ornaments
- All grain, hay, wool & fuel stored on farm
- 2020 winter crops
- 1204 MIL Water Entitlements and associated allocation

**Special Conditions will include:**

- The purchasers are 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 vendors retain the right to occupy the home on the property (rent free) through to the 1st July 2021 if required. The vendors will continue to maintain the home and pay the applicable power usage/account whilst in possession.

**Note:** all standard conditions for the sale of a rural property in NSW are to be included in the contract for sale.

# Executive Summary

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Settled by the Braybon family in the early 1900's, 'Whela Park' is located within the Myrtle Park district just 20 kilometres north west of Finley, 58km east of Deniliquin, 110km north of Shepparton and 310km north of Melbourne. It is a versatile and productive holding ideally suited to winter and summer cropping, fodder programs, livestock breeding and fattening.

The property consists of 226.6 hectares or 559.93 acres in a secure 17" rainfall district. Access to the property is via the Logie Brae Road, a sealed road located along the eastern boundary of the property.

Housing on the property consists of a beautifully presented 30 square brick veneer home with multiple living areas including a formal dining room adjoining a guests room / formal lounge room, modern open plan kitchen with gas cooktop, electric wall oven and dishwasher, informal dining and lounge room opening out to a large enclosed entertainment area, four spacious bedrooms with new carpets, blinds, built in robes and ceiling fans, office with built in work station including shelving, recently renovated bathroom, ample cupboard space, ducted evaporative air conditioning, gas heating, set amongst spacious lawns and low maintenance gardens. The house has recently been repainted and is best described as a lovely family home.

Additional accommodation is available with a three-bedroom timber cottage. We note that this building has not been lived in for some time and would require some attention and or renovation.

The property offers good practical working improvements including a 100x40ft machinery shed, 30x15ft workshop with concrete and power, 30x50ft hayshed, grain complex consisting of 4x45 tonne Kotzur cone-based silos & 2x70 tonne Jaeschke cone-based silos, the silos are OH&S compliant with ground operated lids and site glasses, a 15,000Ltr bulk diesel tank with bowser, 2 stand electric shearing shed with adjoining yards, set of steel cattle yards with crush and loading facilities situated near the front entrance of the property.

'Whela Park' Finley consists of one freehold title with seven sizable paddocks allowing for ease of stock management and broad scale farming activities. It's proven red loam soils have an excellent fertiliser, chemical, direct drill/minimum till and crop rotation history. The 2020 crops consist of wheat and canola, a crop rotation that has been implemented by the vendors in more recent years. The property sits within the Murray Irrigation Limited Irrigation District (Landholding E475), has one extra-large water delivery outlet and offers a mix of irrigation layouts including lasered border check and contour layouts. The sale will include 5 MIL Water Entitlements (NSW Murray Zone 10 General Security), 814 MIL Delivery Entitlements and all associated MIL Shares.



# District Overview

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The property enjoys an extensive list of services amongst a list of notable townships including Finley, Deniliquin, Jerilderie, Yarrawonga, Shepparton 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.

Excellent livestock sale facilities are located across the Riverina both in fat and store markets such as Finley, Deniliquin, Barnawartha, Bendigo, Wagga Wagga, Shepparton, Euroa and Corowa. Hay also features 3 major store sheep sales held throughout the spring. Grain receival sites are situated at Finley, Jerilderie, Deniliquin, Tocumwal and Blighty whilst commercial abattoirs are located at Wodonga, Junee, Wagga Wagga, Gundagai and Cootamundra. Large scale cattle feedlots are situated at Conargo, Cootamundra, Ladysmith, Leeton and Griffith. A substantial Wagyu feedlot (Blackmore Wagyu) is situated a short drive to the south of 'Whela Park' whilst Beefcorp (Sher Wagyu) are about to commence construction on a major beef feedlot at 'Palm Grove' 3 radial kilometres north east of the property.

The Riverina area is well known for top class cattle of all breeds, dairy, sheep studs, massive wool production and figures, large drafts of surplus sale stock and fat lamb production. Winter cropping programmes include cereals, legumes and oil seeds whilst rice, tomato's, soybeans, corn, sorghum & millet are commonly grown 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.

The township of Finley (population 2500) is located nearby 'Whela Park' and is a quiet rural town situated on the intersection of the Newell and Riverina Highways. Once known as Murray Hut, the township of Finley was established in 1878. In 1935 the construction of the Mulwala canal began in order to provide water to this rich farmland, with irrigation reaching the area in 1939. This enabled the region to prosper with beef and dairy cattle, sheep, wheat, rice, barley, maize and canola. The town offers agri service centres, grain receival sites, primary and high schools, a TAFE learning centre, hotels, sporting clubs & shopping facilities.

'Finley' is also located around 140km west of Albury/Wodonga (population of approximately 100,000) making it a convenient rural location. Albury airport is serviced by three major airlines in Qantas Link, Regional Express and Virgin whilst Wagga Wagga (200km) 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 Finley and Deniliquin with intercity rail services with stopover points at Albury and Wodonga.

# Location

'Whela Park' Finley is situated 20km north west of Finley, approximately 58km east of Deniliquin and 310km north of Melbourne.



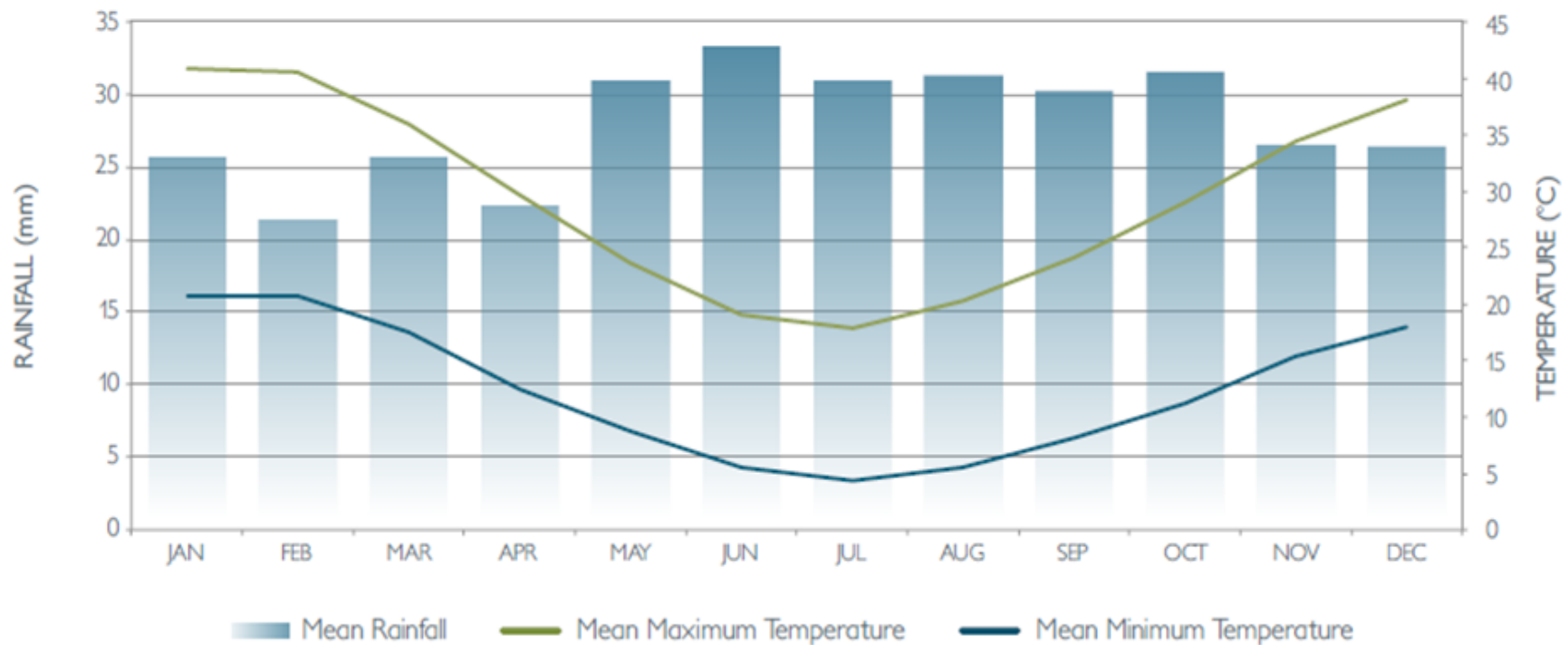


# Climate

With an average annual recorded rainfall of around 425mm or 17 inches, the distribution of rainfall is predominantly throughout the winter months with an autumn break typically in the March, 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 supplied by the Bureau of Meteorology.

DISTRIBUTION OF AVERAGE ANNUAL RAINFALL (mm) AND TEMPERATURE (°C)



WHEELA  
PARK



# General



PROPERTY DETAIL	DESCRIPTION
Address	'Whela Park' 623 Logie Brae Road, Finley NSW 2713
Title Particulars	Lot 301 DP 583812
MIL Landholding Number	E475
Local Authority	Edward River Council
Zone	RU1 Primary Production
Council Rates	\$2,213.92 per annum
Road frontages	Logie Brae Road

# Water and Irrigation Development



'Whela Park' is located within the Murray Irrigation Limited District (Landholding No: E475) and has 190 hectares or 470 acres available for flood irrigation. The irrigation consists of 87 hectares of lasered border check, 31 hectares of border check, 38 hectares of lasered contour with bank less channel and 36 hectares of natural contour layout. A raised water level is required for around 60 hectares (southern part of the property) and is supported by a 6" KY pump coupled to a 4-cylinder Perkins diesel engine.

An extra-large water delivery outlet is located in the south eastern corner of 'St Michaels', an adjoining landholding with a supply channel (situated on title) running north from the outlet, and parallel with the Logie Brae Road into 'Whela Park'. A MIL district drainage point is situated in the north western corner of the property.

'Whela Park' offers a mix of soils ranging from red loams and red to grey clay loams and has immense potential for mechanical spray irrigation, either lateral or centre pivot spray irrigators.

The sale of 'Whela Park' Finley includes 5 Murray Irrigation Limited General Security Water Entitlements, 814 MIL Delivery Entitlements and all Shares on MIL Landholding Number E475.

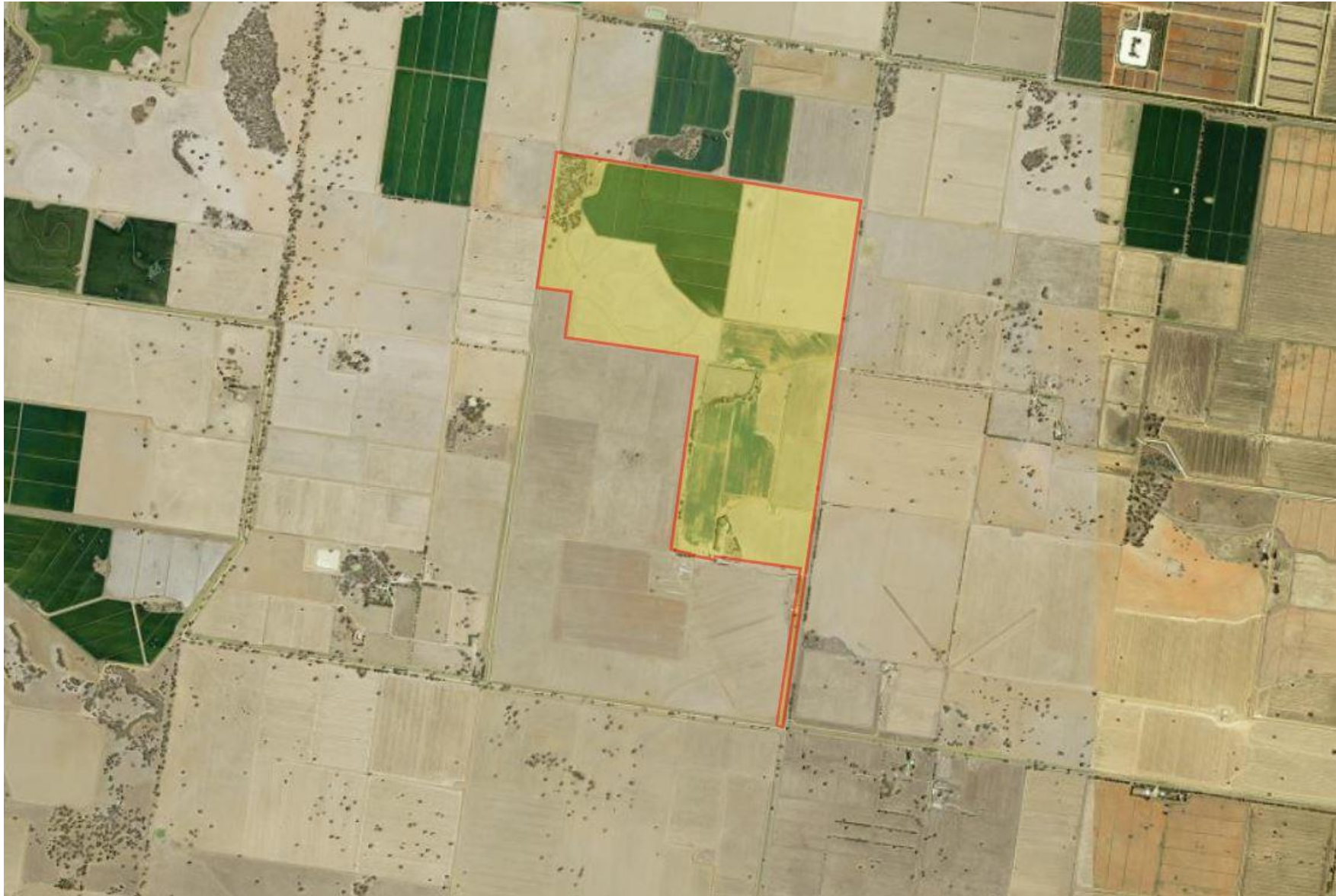






# Property Maps

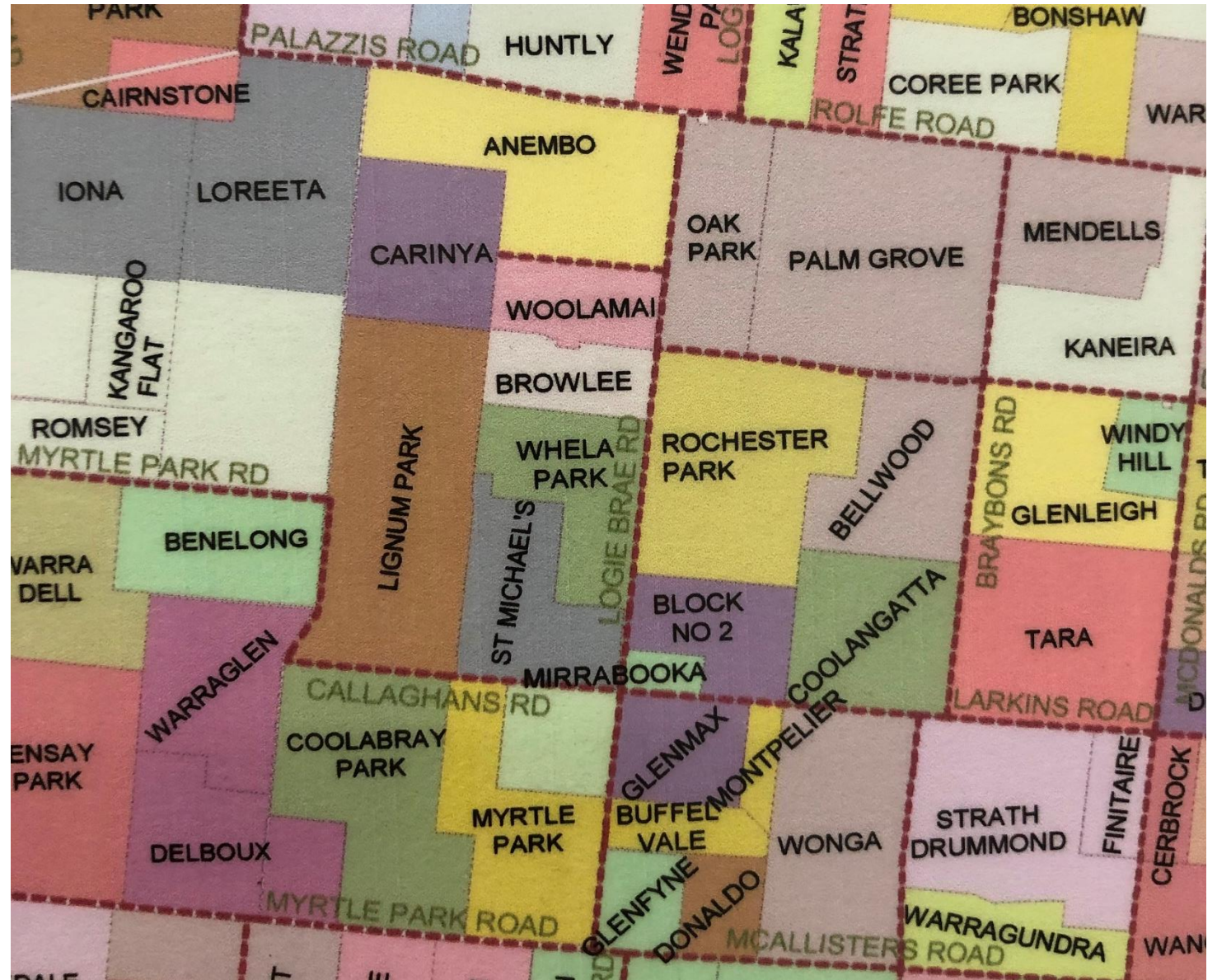
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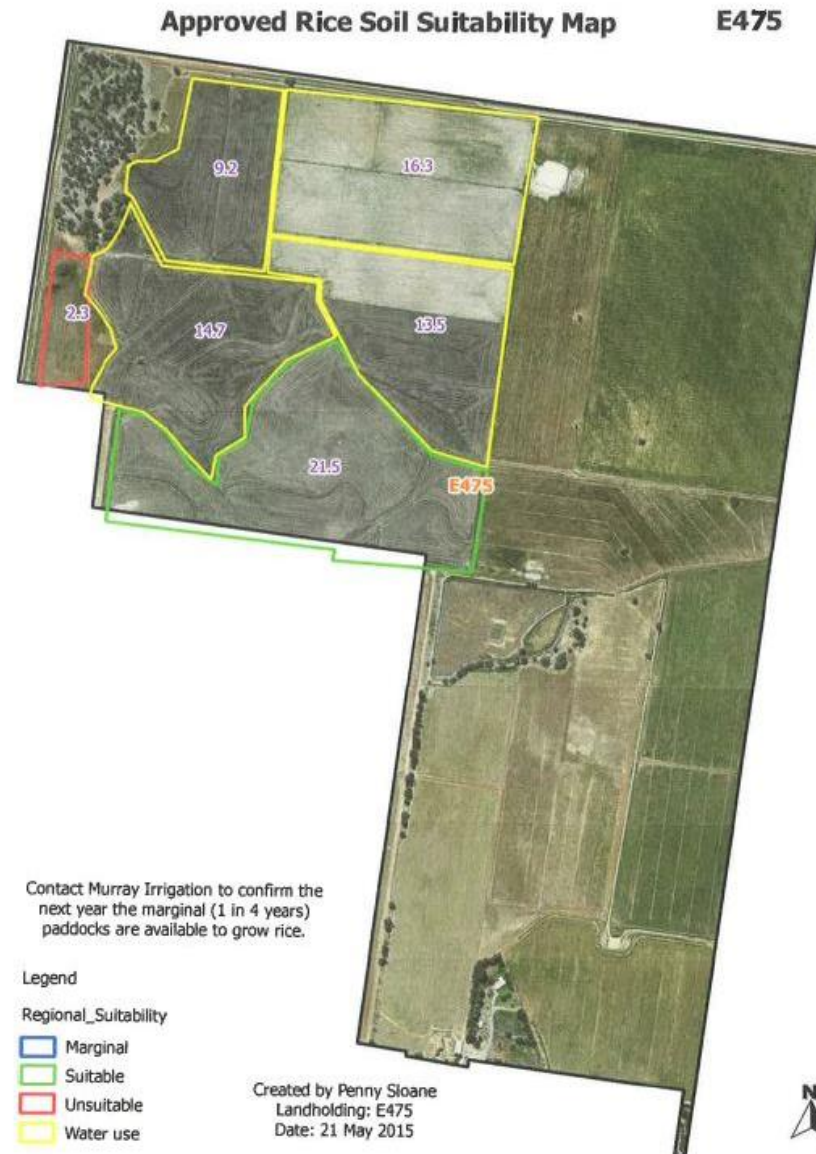
# Property Maps

Myrtle Park District Map



# Property Maps

Please Note: MIL rules now relaxed,  
map for reference purposes only









# Disclaimer

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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.

