



Historic “Yaloke”

Under instructions from Allan Wragge

Family Ownership for 100 years

2395 Wakool Road, Deniliquin NSW 2710

3341.864ha (8257.9ac)

To be offered as a whole

Nutrien Ag Solutions Deniliquin

**Auction: 4th December 11am with
AuctionsPlus online auction platform**



Information Memorandum



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Everything you need to know.

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Nutrien Harcourts

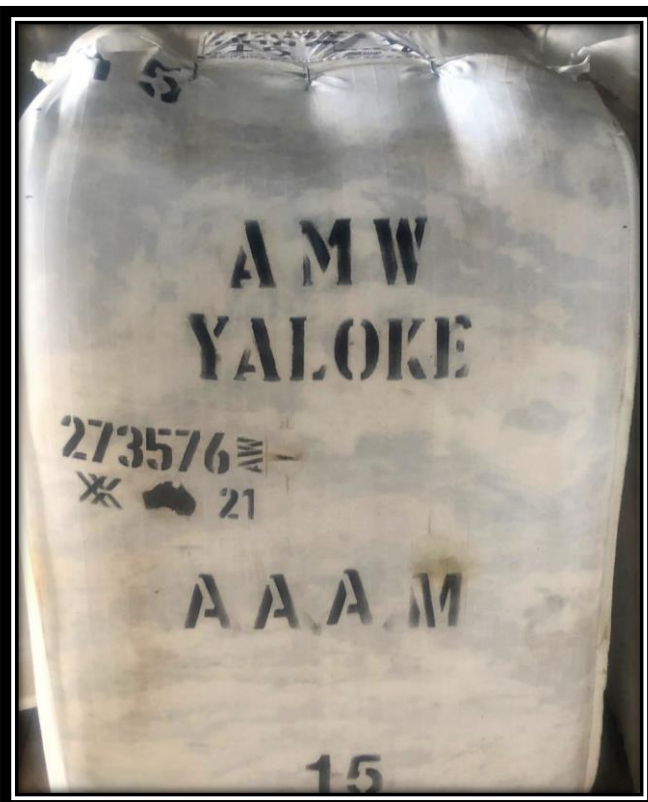
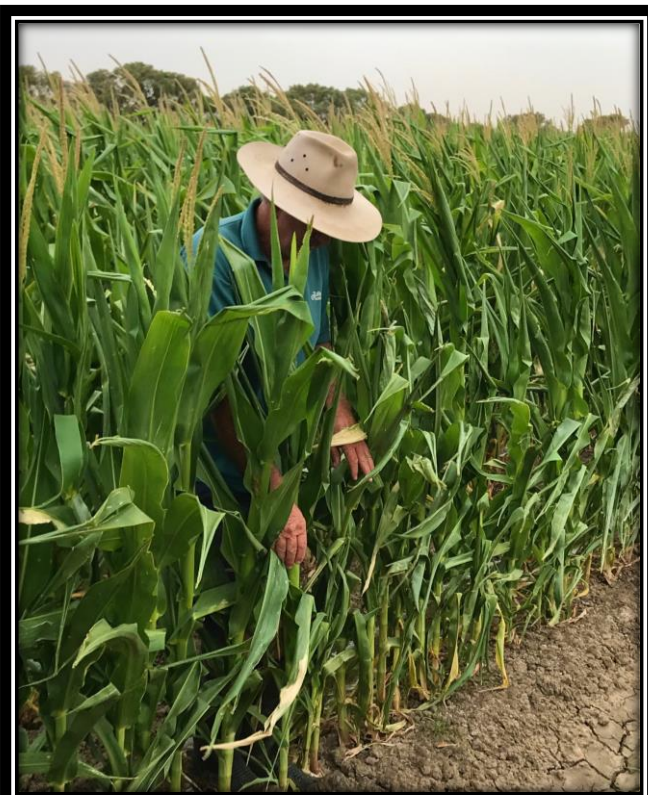
Important details.

**“Yaloke” | Located 23km West of Deniliquin, direct access
off the Wakool, Barham & Yaloke Roads NSW 2710**

3341.864ha (8257.9055ac) – 10km River Frontage

Offered as a whole

First time offered for sale in 100 years



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All care has been taken in compiling these particulars which have been supplied to us by the vendor or their advisers for whom the company acts as agent only. We have not verified whether or not the information is accurate and make no guarantees as to its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. Areas and distances are approximate only.

Overview.

“Yaloke”, (believed to mean “Sweet Water” - Local indigenous) a passionately maintained Agribusiness, is located in the heart of the Australian food bowl of the Riverina - Deniliquin NSW. Spectacularly located on the majestic Wakool River with 10km frontage, “Yaloke” is a unique, diversified holding that is a proudly loved livestock and Irrigation property of 4 generations (100years). “Yaloke” consistently demonstrates an ability to produce high yielding crops and prime livestock and has been clearly developed with a vision for a highly efficient and productive future. A commanding property that is well positioned for future success.

General Overview

The Wragge Family are 6th generation farmers of the Deniliquin region, purchasing “Yaloke” in 1918 and operating a diverse mixed farming and grazing operation. Allan Wragge is renowned throughout the Riverina and beyond for his ability and capacity to produce quality prime Lamb, Wool, Beef & high yielding Summer & Winter Crops on his much loved, passionately maintained and developed property. His vision for the future of Agriculture has seen “Yaloke” under Allan's management become one of the most productive properties in the region. “Yaloke” has a highly efficient irrigation system with expansive fields, vast secure water storages and water resources from the Wakool River, Murray Irrigation & quality water from a deep bore. “Yaloke” is also complemented by some of the nation's best open grazing country, making this a unique buying opportunity and one that will serve the demands of generations to come.

Local Overview

Superbly located just 23km west of the regional agricultural hub of Deniliquin, 1hr north of Echuca and 3.5 hours North of Melbourne, “Yaloke” enjoys easy access from the Wakool (sealed), Barham (sealed) & Yaloke Roads (gravel).

Deniliquin, being a township of 8000 residents, boasts a vast array services and amenities which cater for 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, Burraboi, Caldwell and Barns Crossing.

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

“Yaloke” is perfectly positioned for further development making it an ideal investment opportunity for both the corporate and family agribusiness sectors

“Yaloke” overview

Approximately 1000ha are laid out to highly efficient flood irrigation. Further area for future irrigation is easily accessible and would interconnect with the existing irrigation development. The property is drought proof with a large production deep bore enabling continuous capabilities for growing highly productive summer, winter crops and fodder production. Storage includes 550 megalitres with 130 megalitre daily extraction capability from Murray Irrigation Limited, Wakool River pump and deep bore.

“Yaloke” property boasts outstanding and beautifully maintained improvements including a 4 bedroom homestead, 3 bedroom cottage, grand wool shed, sheep & cattle yards, workshop and extensive large scale machinery shedding. “Yaloke” is passionately cared for and will be presented ready to sow new season crops and pastures to take full advantage of the exceptional livestock opportunities that have seen both beef and lambs achieving lucrative returns, with this position to remain for some time to come.

“Yaloke” is a rare and unique Agri investment that offers large scale, modern infrastructure, highly productive cropping country and some of the nation's best livestock country.



Property highlights.

Key qualities and environmental benefits.

Area: 3341.864 hectares (8257.9055 acres) **To be offered as a whole**

Irrigation: Highly efficient, fully lasered irrigation development consisting of approx. 1000ha. There is significant area for further irrigation that will interconnect with the current irrigation development.

Water storage/distribution: Approximately 550 megalitres over 3 main storage dams plus sumps and drains of approximately 50 megalitres. 130 megalitre extraction capacity from Murray Irrigation limited via 4 access points. 20 megalitre daily extraction from the Wakool River and 10 megalitre deep bore. Highly secure water supply and easy access of fresh stock & domestic water. All pumping infrastructure is of the highest standard and is serviced & maintained on a regular basis.

Working Improvements: Stately 4 bedroom homestead set in established gardens, inground pool, tennis court, exceptional large scale machinery shedding and hay sheds, grand 100 year old woolshed, steel sheep yards and cattleyards. Large capacity silo infrastructure. Fencing is of sound to new condition. A large scale stock feeding facility is also fully operational with quality watering systems. Quality 3br managers cottage.

Location: Superbly located off the Wakool Road just 23km west of the regional agricultural hub of Deniliquin. NSW, Australia. Alternative access from the Barham & Yaloke Roads. School bus @ front gate.

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

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



Area: Schedule of Land

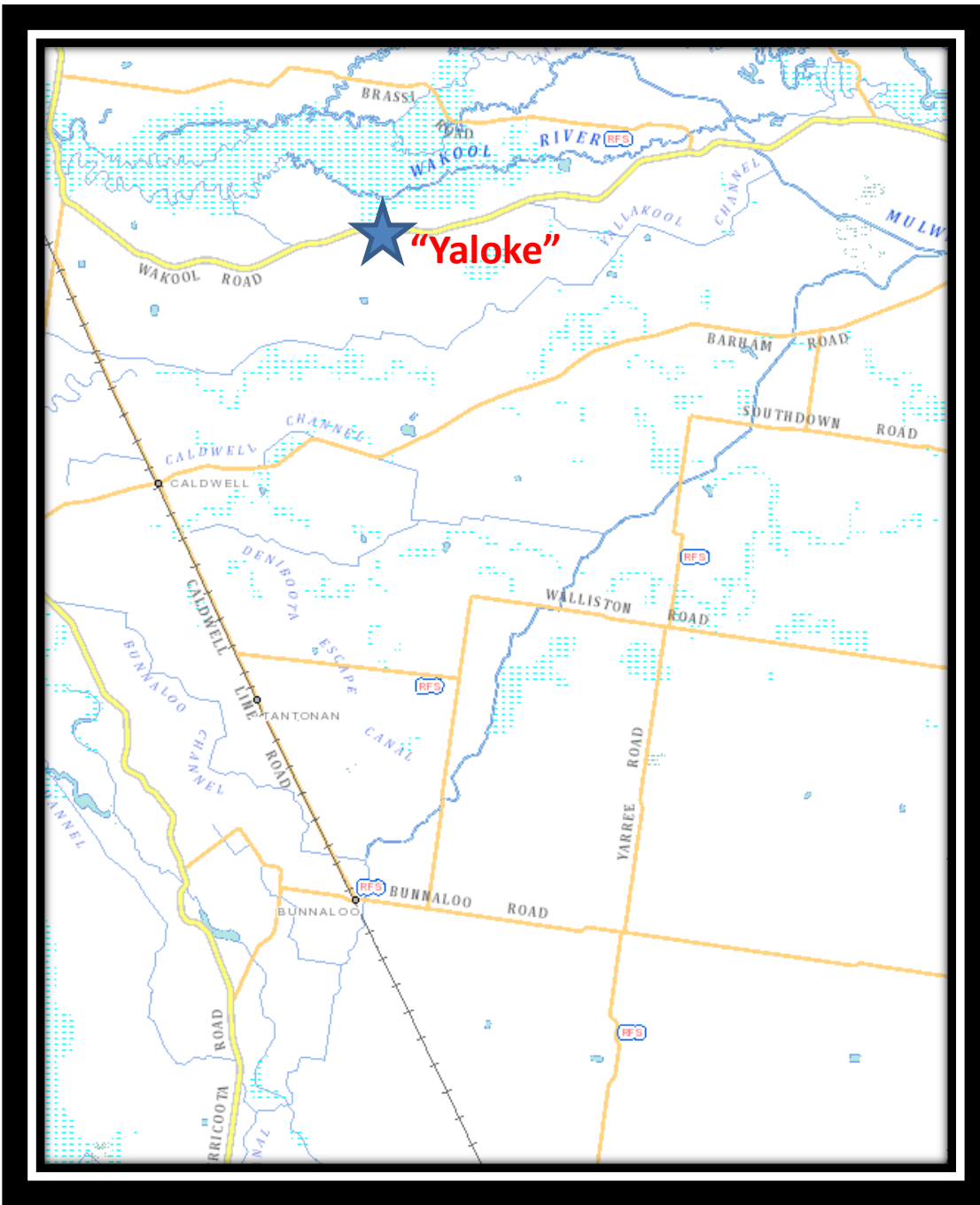
3341.864 hectares (8257.9055 acres)

Freehold Titles.

LOT	AREA - ACRES	AREA - HECTARES
LOT 1 DP538539	2,370.2625	959.213
LOT 2 DP538539	2,402.523	972.27
LOT 3 DP538539	2,311.706	935.516
LOT 15 DP756320	1008.675	408.197
LOT 2 DP126425	6.469	2.618
LOT 172 DP1116649	158.27	64.05
TOTAL	8,257.9055	3341.864

Location.

**“Yaloke”
Deniliquin
NSW**

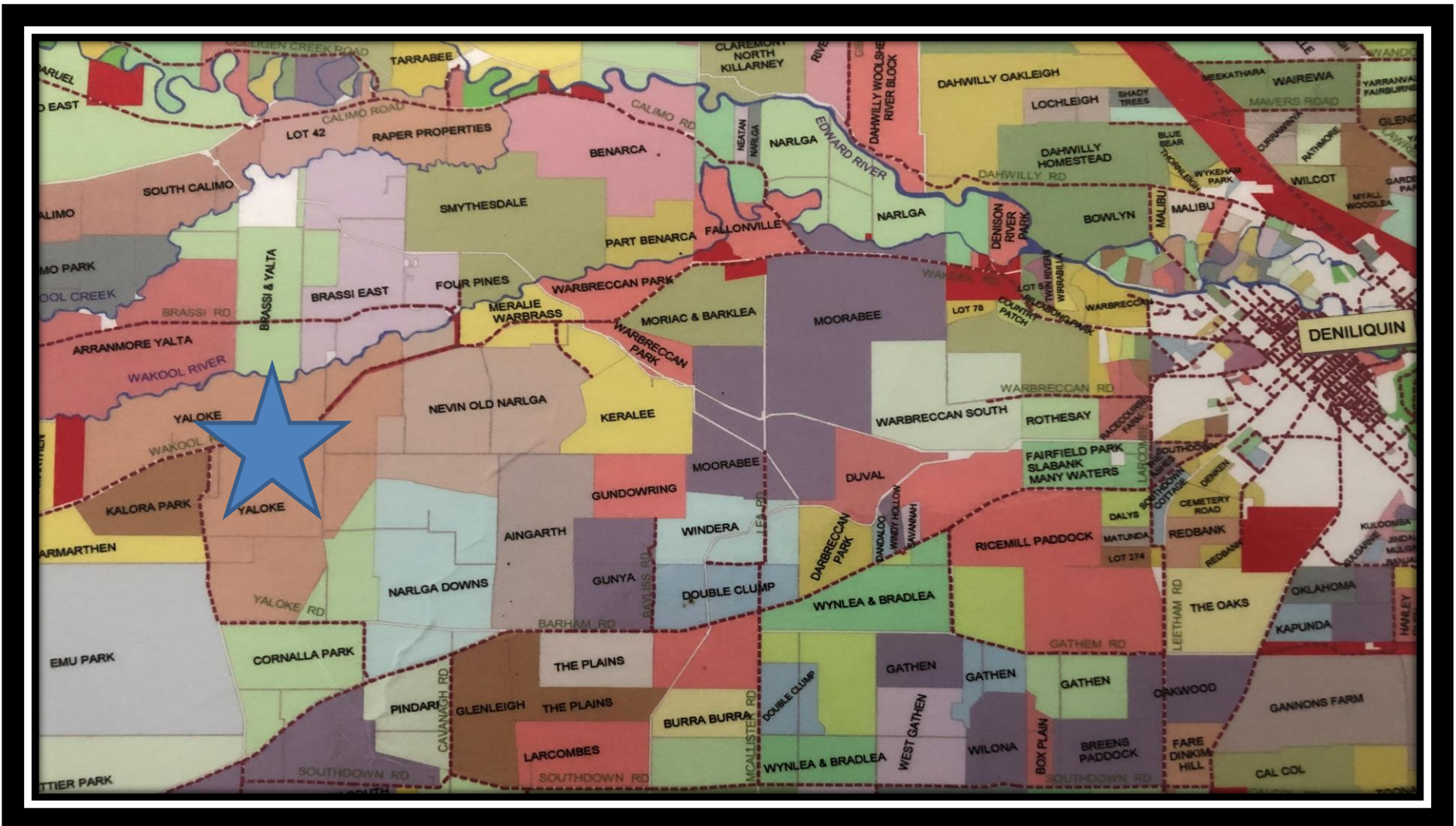


Situated on the Wakool Road approximately 23 kilometres west of Deniliquin, within a 4hr drive of Melbourne and 3.5 hour from Melbourne airport. Other city and regional centres are a convenient drive:

Albury 2.5hr, Shepparton 1.5hr, Echuca 1hr & Swan Hill 1hr.

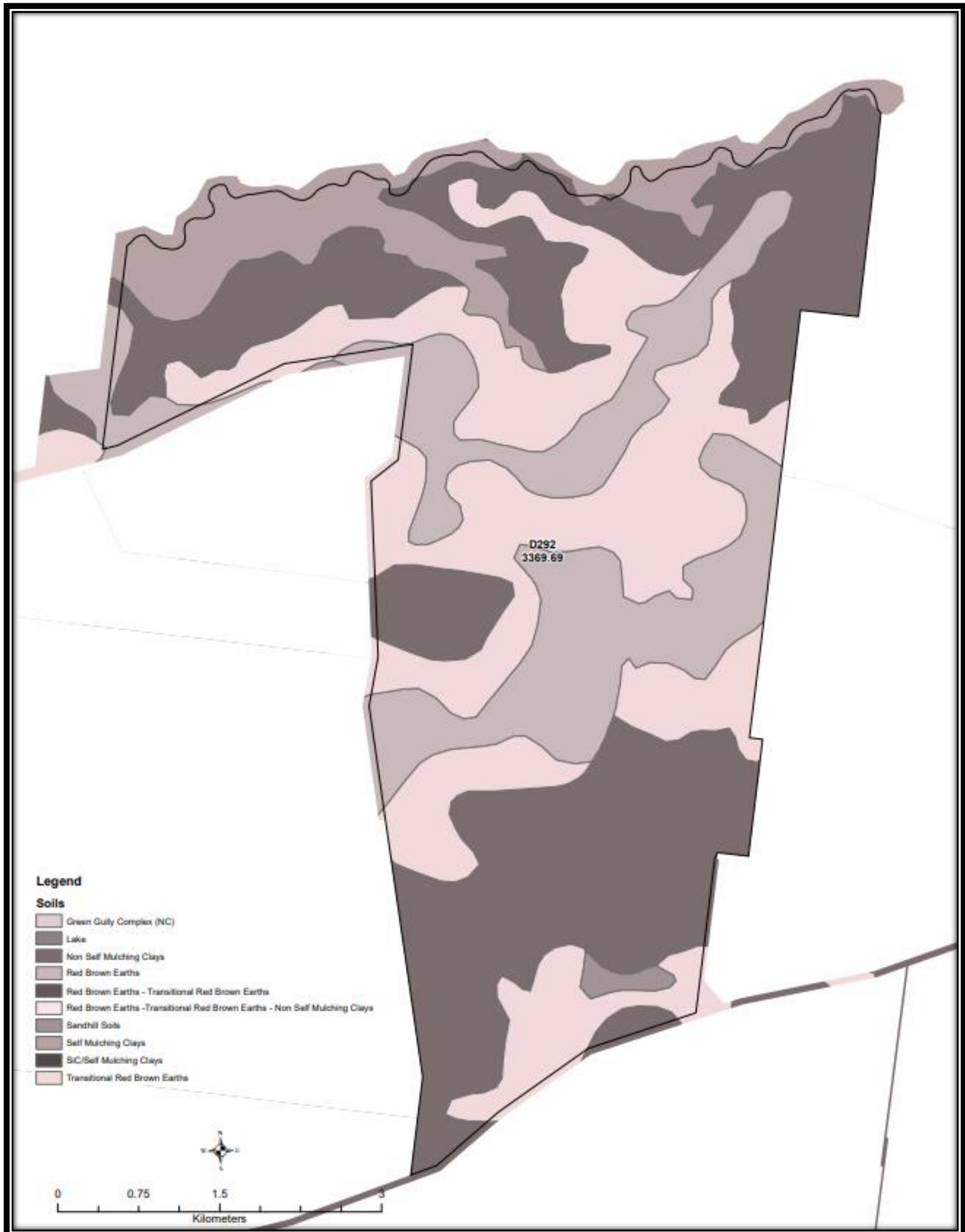
The sealed road access from the north (Wakool Rd) and south (Barham Rd), along with the Yaloke Rd on the western side, provide excellent convenient access for grain and livestock transport. The Roads also provide a laneway system for livestock movement from one end of the property to the other.

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. A sealed (lights) airport is situated at Deniliquin.



Country.

Productive well managed soils suitable for a range of uses.





D292
3369:69

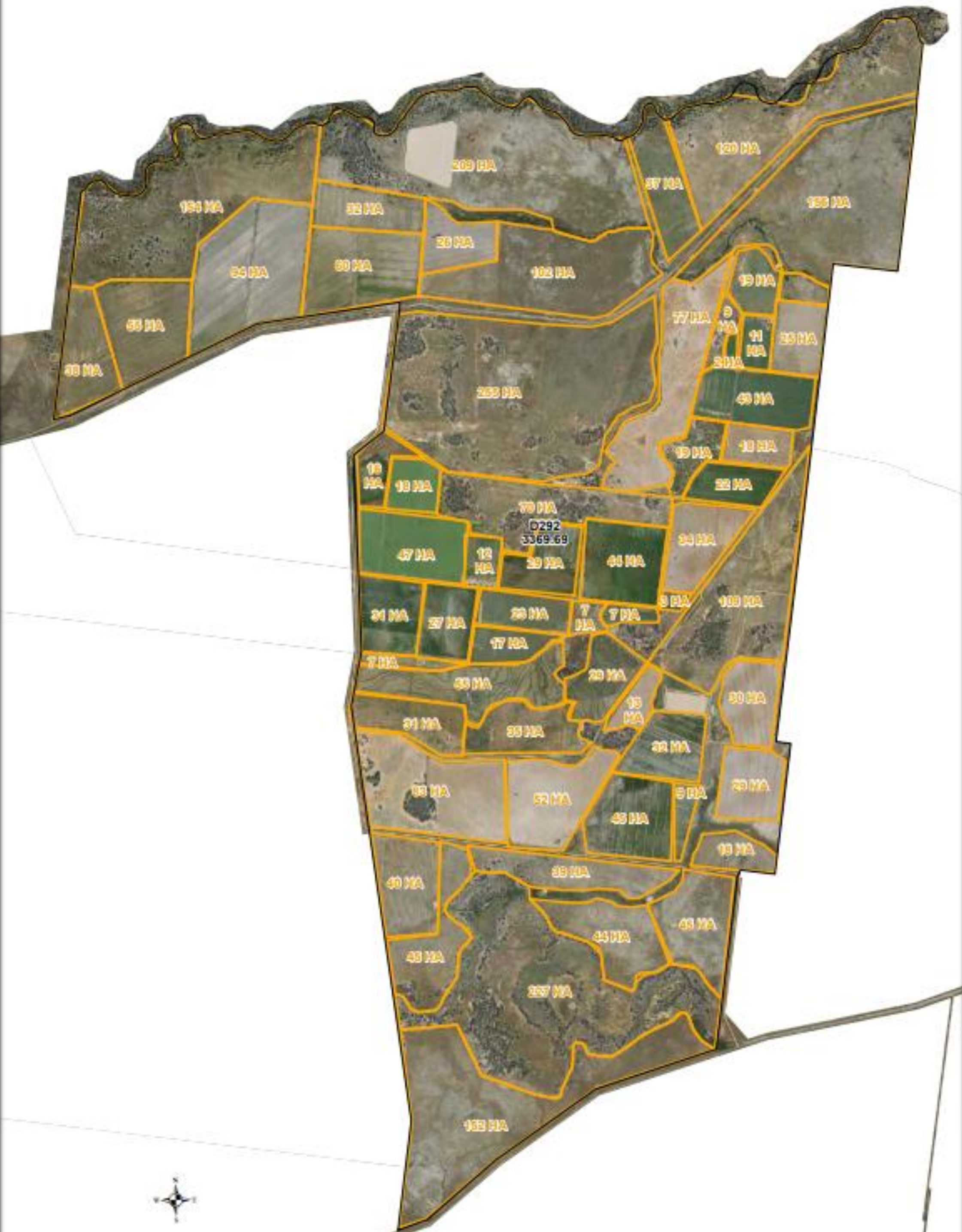


0.75

1.5

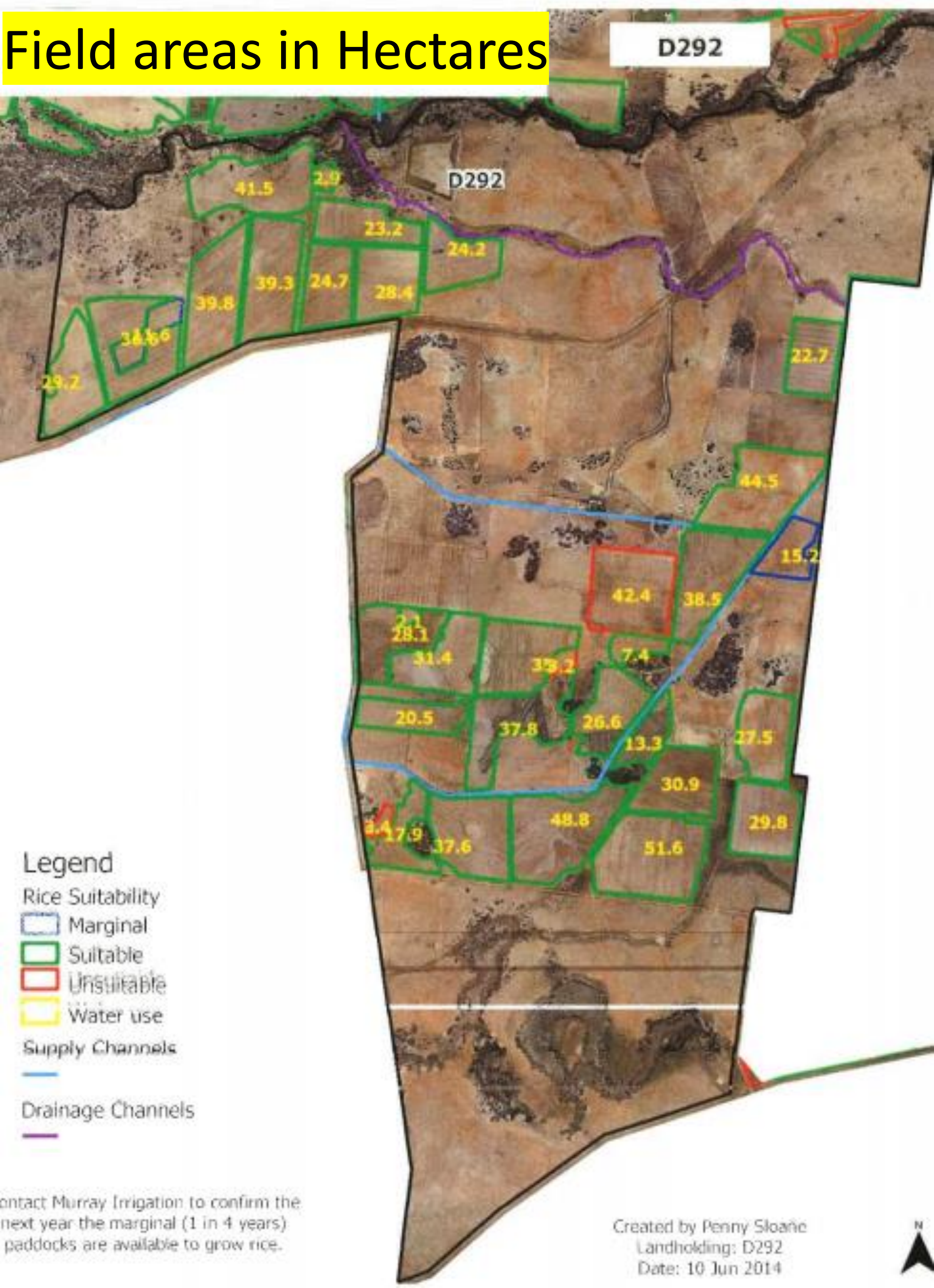
Kilometers

3



0.75 1.5
Kilometers

Field areas in Hectares



- Legend
- Rice Suitability
 - Marginal
 - Suitable
 - Unsuitable
 - Water use
 - Supply Channels
 - Drainage Channels

Contact Murray Irrigation to confirm the next year the marginal (1 in 4 years) paddocks are available to grow rice.

Created by Penny Sloane
Landholding: D292
Date: 10 Jun 2014



Water.

**“Yaloke”
Deniliquin
NSW**

“Yaloke” is perfectly positioned with water being in plentiful and highly secure supply via Murray Irrigation Ltd, Australia’s largest private water delivery company distributing water to an area of approximately 750000ha.

The mighty majestic Wakool River is a permanent regulated river system where a large capacity 20 megalitre pump is located (Licence No. 50CA502037 - WAL7011). This pump can effortlessly extract water to the 250 megalitre storage or for direct use.

A highly secure 10 megalitre production deep bore(180m) (Licence No. 50AL513889 – WAL41915) is prominently positioned in the center of the irrigation and together with water from Murray Irrigation, can be delivered directly for immediate use or stored in one of the two other 200 megalitre and 100 megalitre dams.

550 megalitres plus sumps and drains (600 megalites in total) gives all year round water security. A reticulated stock and domestic system is also in place together with dams and the river more than adequately service the livestock needs across the entire property



“Yaloke” bore, water storages and river pump

“Yaloke” is well situated within Murray Irrigation Ltd which is the largest gravity fed irrigation system in the Southern Hemisphere.

“Yaloke” features modern water efficient irrigation complimented by substantial storage and significant associated infrastructure investment.

The Wakool River is prominently positioned as “Yaloke’s” northern boundary, which is one of the many beautiful natural attributes of the property.

The property enjoys the benefit of being able to extract 130 megalites per day via 6 strategically located access points which services approximately 1000ha of flood irrigation.

Water storage includes approx. 600 megalitres in total. 250 megalitres, 200 megalitres & 100 megalitres plus sumps and drains

The Irrigation water services about 615ha of lasered contour fields and 285ha of lasered boarder check fields. Additional areas of approx. 200ha are currently available ready for redevelopment.

The property is offered for sale with 1553 delivery entitlements in Murray Irrigation Limited (MIL) 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.

NOTE: 1000 MIL Water Entitlements to be offered to the successful purchaser at market value.

Livestock and cropping production.

A proven history of success.

Overview

The Wragge Family have been highly regarded livestock producers for over 100 years in the local district, constantly achieving some of the highest district prices for their livestock & wool, (over \$3100 per wool bale in 2017).

The “Yaloke” country has proven that livestock does exceptionally well, growing into large frame prime lambs with the merino ewe flock recording high fertility and bright, clean high yielding wool. The Wragge Family success in the region has also enabled them to produce some of the region’s highest yielding rice crops in the summer months and premium mixed winter cereals crops.

“Yaloke’s” capacity to generate 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 their quality production. This love of the land has seen over 600 acres planted to saltbush plantations in addition to other native plantings.

The family have maintained large areas of 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

The core breeding flock is self-replacing merino ewes, with Woodpark blood. Some ewes are joined with White Suffolk. The “Yaloke” surplus sheep have topped the Jerilderie and Deniliquin sales over many years.

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

Sheep		
Ewes	3,000	2020
Lambs	3,000	2020
Cattle	1000	2020

Crops

Solid fertiliser history has been implanted over many years. Yield expectations are greater than 5T per ha irrigated area. “Yaloke” has currently and previously grown wheat, canola, beans, barley, rice and corn in addition to fodder. The corn was grown very successfully on raised irrigated beds. Cotton is grown on neighbouring properties with great success. 4000 acres of fodder crop was planted in 2020 which has been grazed off with significant areas now locked up for grain harvest in December 2020.

“Yaloke” has been at the forefront of crop innovation and has a proven history of success

Crops		
Pasture crops	1620 ha	Irrigated & dryland
Summer cropping ground prepared	200ha	Irrigated
Barley	80 Ha	Irrigated
Wheat	200ha	irrigated

Fixed improvements.

**“Yaloke”
Denilquin
NSW**

Everything for unparalleled & efficient Agri production.

Homestead: The gracious homestead oozes warmth and character. Built in the 1920s, it is beautifully presented surrounded by an established sheltered garden. It features formal and informal living and a large enclosed outdoor entertainment area. The garden features a cool and inviting in ground pool and clay tennis court. Large trees offer all year round shelter.

Managers Cottage: The cottage is again in wonderful condition with 3brs, kitchen, renovated bathroom and laundry, and a newly extended living area.

Machinery Shed: This shed is as new and is approx. 30x 30mx 6m. A massive rain water tank has been installed for spray and future house water

Wool shed: This grand structure is 100 years young and has stood by 4 generations of the Wragge family. A wonderful example of Australian agricultural architecture.

Silos: x 9 extensive combination of quality silos complements the farming enterprise – 490 Tonnes including grain shed

Irrigation: there has been significant investment in irrigation infrastructure in the past 15 years with the implementation of storages, lasered flood bays with concrete plumbing. Large capacity pump stations with watch dog protection.

Yards: the sheep and cattle yards are of steel construction and are large capacity Fencing: very well fenced throughout with much renewed.

Stock waters: pressurised trough system with 22000L header tanks

Stock containment areas: a large newly fenced and watered area has been developed for supplementary feeding and finishing sheep & cattle

Fencing: new to sound – 36 paddocks

Fuel storage: 20000L, 2x 1000L, 2x 600L

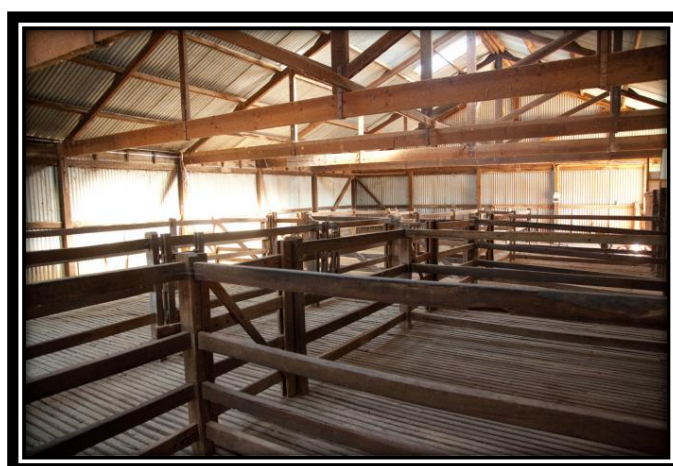
General overview of fixtures and improvements

Overall, “Yaloke” and its improvements present in excellent proud working condition with all the pumps and motors being regularly serviced and maintained. The sheds and yards are all in outstanding conditions and are of solid construction and ready to be put to further work. The homestead & woolshed in particular are in superb order given their 100yr history. The wonderful warmth and homeliness of the stately homestead gives character and a sense of belonging and explores the wisdom of a long and proud story of the Wragge family ownership. The moment you step onto “Yaloke” you feel the love and determination that has gone into the property over 100 years to make it what it is today. “Simply magical”.

The finest detail has been considered on “Yaloke”, from a simple pump shed design to the strategic positioning of the massive storage lakes and their ability to capture and recycle water. “Yaloke” management over 4 generations has seized upon its finest attributes and developed the property according to these factors making it highly productive, efficient and at peace within its natural environment.

Improvements in summary

Homestead	4 bedrooms 2 bath IG pool Tennis Court 3 car parking
Managers Cottage	3 Bedroom Partly renovated
Woolshed	5 stand Raised board
Sheep yards	Steel construction 2000 head Water attached
Cattle yards	Steel construction 500 head Covered crush Water attached
Machinery shed	As new 30m x 30m Water attached
workshop	Powered and concrete floor
Grain storage	9 x steel silos = grain / fert shed
Sundry shedding	Hay sheds x 3 3 sundry shed
Flood Irrigation	1000ha approx. fully developed
Deep Bore	10 megs daily
River Pump	Up to 20 megs daily
Water storage	250 MLdam approx. 200 ML dam approx. 100 ML dam approx. All fully plumbed
Stock containments	11 fully watered pens 600ac saltbush – 5 grazing paddocks

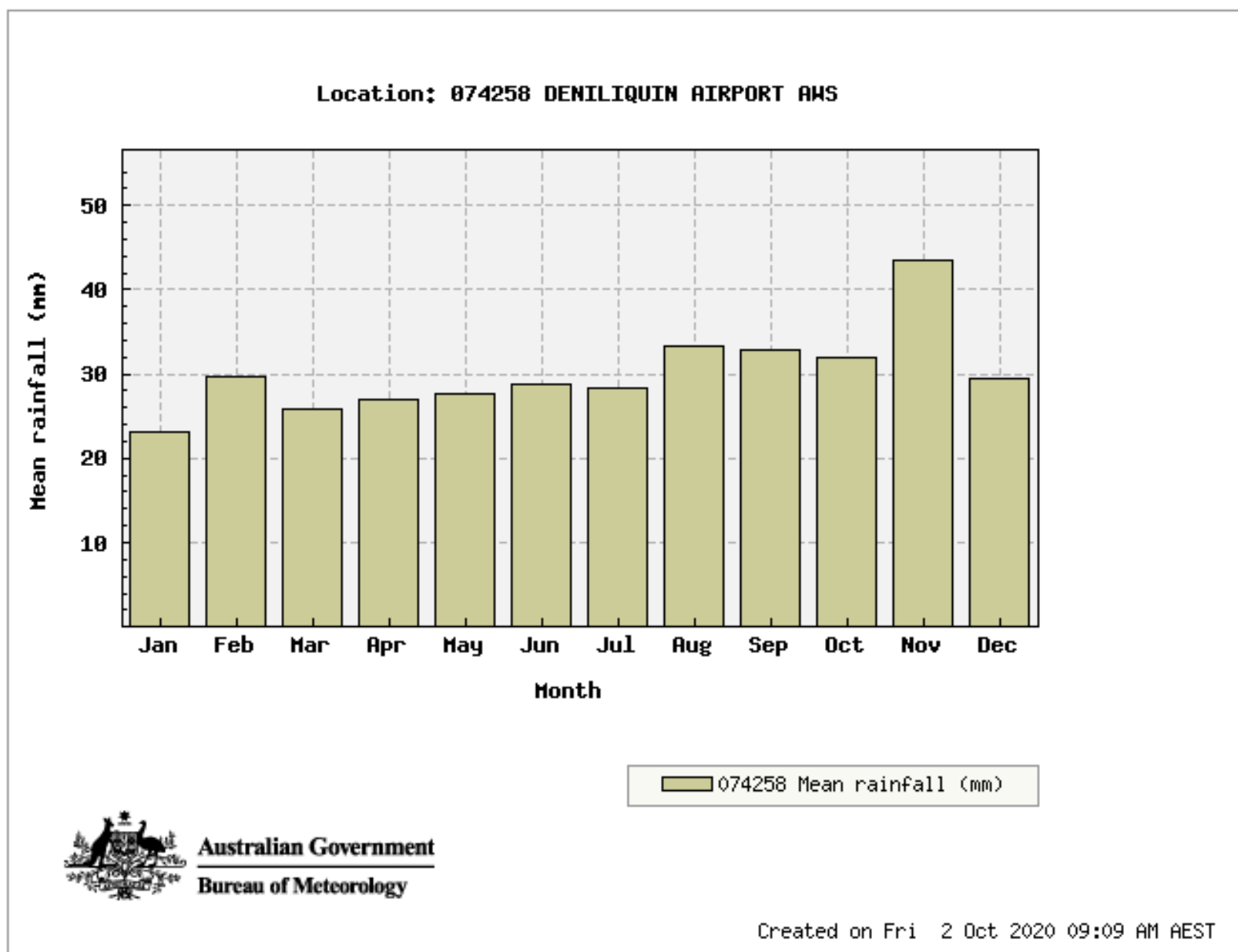


Climate.

Warm summers and moderate winters.

Deniliquin enjoys an outstanding all year round climate, ideally suitable for both winter and summer cropping. Generally mild winters complemented by the ability to supplement crops with irrigation, on top of the 400mm annual rainfall, make way for the production of some of the best yielding and quality grains in the world. Summer crops such as rice, cotton and corn thrive in the summer months amongst many other summer crops. Deniliquin’s temperate climate has enabled the expansion and on going development of the world’s 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 sought after animals in the country.

The climate has enabled the region to be classified as the food bowl of the nation and allows for a largely diversified range of crop types to be grown. This includes, but is not limited to, horticulture, viticulture, rice, cotton, beans, corn, fodder, hemp & cereals.



Auction information and process.

Auction: Offered by online auction(AuctionsPlus) to be held on Friday 4th December 2020 @ 11am

Sale details

**Offered as a whole being
3341.864ha – 8257.9055 acres**

Inspections

Highly recommended through the vendor's exclusive agents Nutrien Ag Solutions, Deniliquin. All inspections must be directed through the vendor's agent

James Sides – Ph 0427236791

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@auctionsplus.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: Allan Geoffrey Stanhope Wragge

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 – 4th March 2021

Vendor's agents

Nutrien Ag Solutions

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

Agent Name: James Sides
Email: jamessides2710@gmail.com
Web: nutrienharcourts.com.au/LDU2684

Nutrien Ag Solutions.

Your local rural specialists.

Nutrien Harcourts is dedicated exclusively to servicing the real estate needs of regional and rural Australia. We are a joint venture between two of Australasia’s leading brands, which commenced in 2011, and today are part of a national footprint of over 400 locations.

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.

Harcourts

Harcourts has been in the real estate business since 1888. With over 900 offices in nine countries, Harcourts International is one of the fastest growing real estate groups in the world. Harcourts offers a full range of real estate services, specialising in residential, commercial and rural property sales as well as property management services.

Rebate Agents: 10% rebate for successful buyer introduction



James Sides: Phone 0427236791



**\$3105 per bale
in 2017**



2020 corn



2019 rice

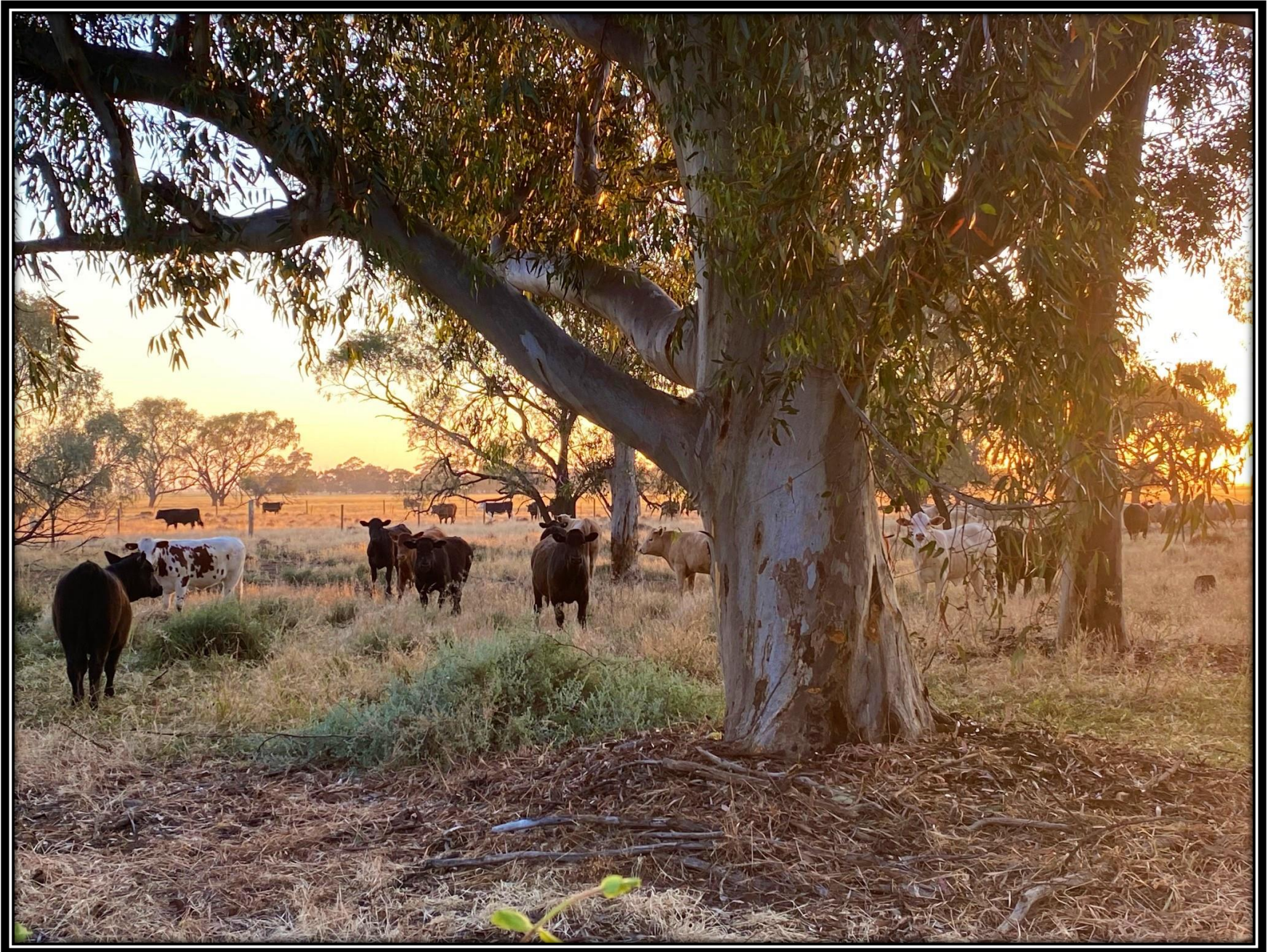
















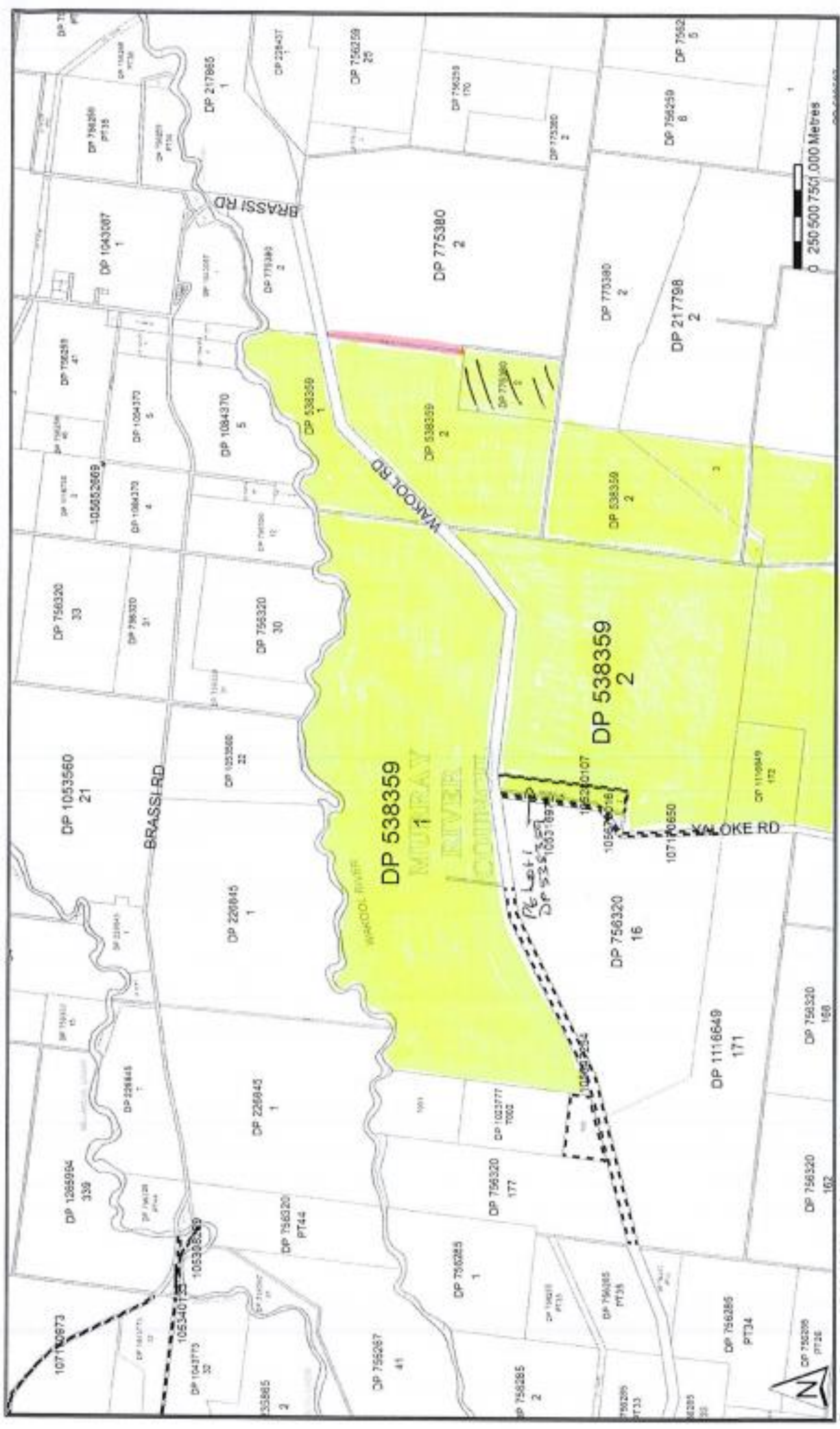
2/1262425

Cadastral Records Enquiry Report : Lot 1 DP 538359

Locality : DENILIQUIN
LGA : MURRAY RIVER

Parish : BRASSI
County : TOWNSEND

Ref : NOUSER

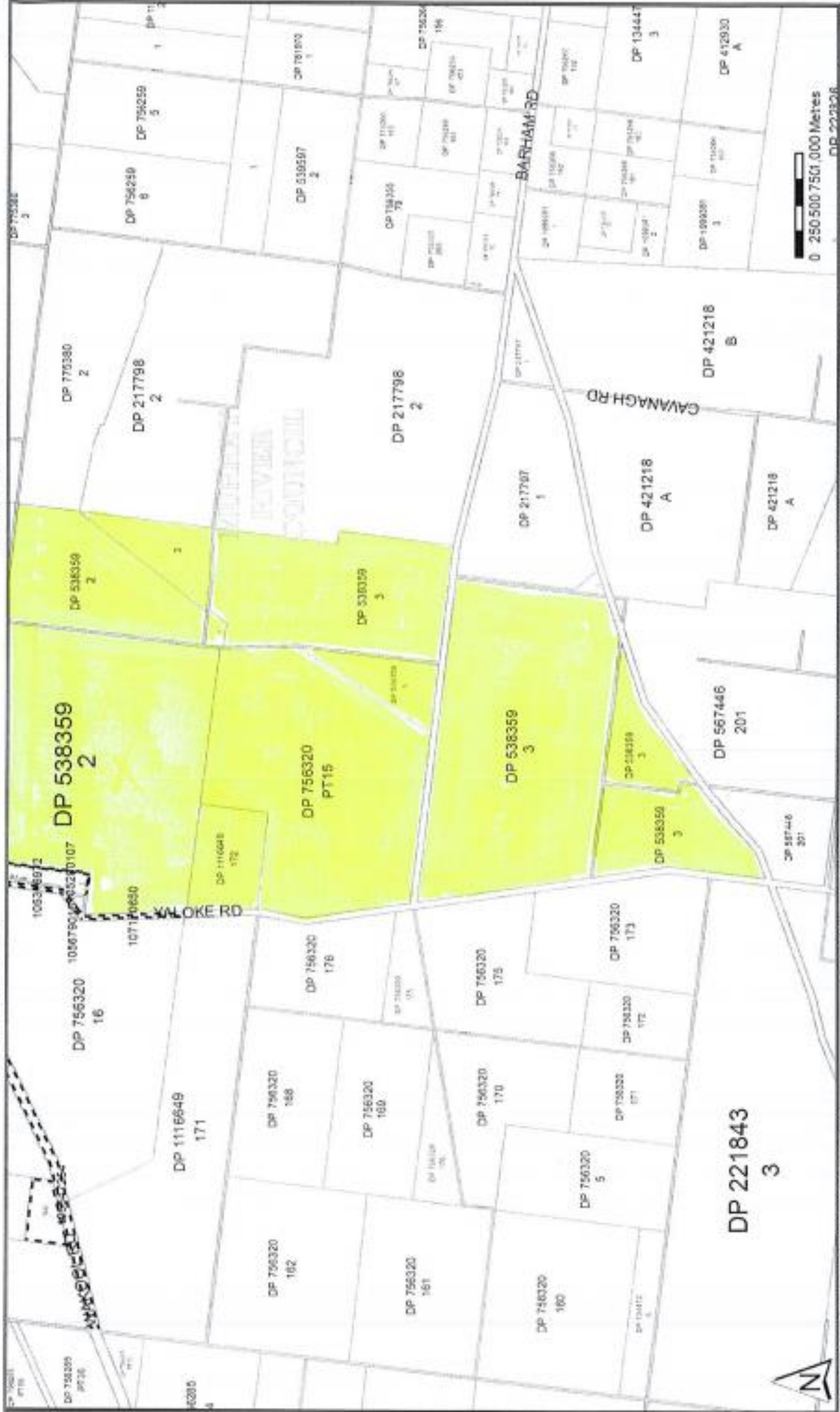




Cadastral Records Enquiry Report : Lot 3 DP 538359

Locality : DENILIQUIN
 Parish : BRASSI
 County : MURRAY RIVER
 County : TOWNSEND

Ref : NOUSER





FOLIO: 3/538359

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2020	5:27 PM	4	24/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 3 IN DEPOSITED PLAN 538359
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF BRASSI COUNTY OF TOWNSEND
PARISH OF PURDANIMA COUNTY OF TOWNSEND
PARISH OF YALOKE COUNTY OF TOWNSEND
TITLE DIAGRAM DP538359

FIRST SCHEDULE

ALLAN GEOFFREY STANHOPE WRAGGE (CN AN861195)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN DP538359
- 3 LAND EXCLUDES MINERALS RESERVED BY THE CROWN GRANTS OF PORS 34, 53, 54, 58 & 60 (PH OF BRASSI) & PORS 139 & 140 (PH OF YALOKE)
- * 4 AI980155 CAVEAT BY MURRAY IRRIGATION LIMITED
- * AN861196 CAVEATOR CONSENTED
- 5 AN861196 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS
SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT
CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 172/1116649

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2020	11:13 AM	6	24/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 172 IN DEPOSITED PLAN 1116649
AT DENILQUIN
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF FURDANIMA COUNTY OF TOWNSEND
TITLE DIAGRAM DP1116649

FIRST SCHEDULE

ALLAN GEOFFREY STANHOPE WRAGGE (CN AN861195)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 DP1116649 RESTRICTION(S) ON THE USE OF LAND
- * 3 AI980155 CAVEAT BY MURRAY IRRIGATION LIMITED
- * AN861196 CAVEATOR CONSENTED
- 4 AN861196 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 15/756320

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2020	11:11 AM	10	24/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 15 IN DEPOSITED PLAN 756320
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF PURDANIMA COUNTY OF TOWNSEND
(FORMERLY KNOWN AS PORTION 15)
TITLE DIAGRAM CROWN PLAN 4784.1803

FIRST SCHEDULE

ALLAN GEOFFREY STANHOPE WRAGGE (CN AN861195)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 EXCEPTING ANY ROADS AND RESUMED LAND
- * 3 A1980155 CAVEAT BY MURRAY IRRIGATION LIMITED
- * AN861196 CAVEATOR CONSENTED
- 4 AN861196 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 2/1262425

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2020	11:08 AM	1	3/8/2020

LAND

LOT 2 IN DEPOSITED PLAN 1262425
AT DENILQUIN
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF BRASSI COUNTY OF TOWNSEND
TITLE DIAGRAM DP1262425

FIRST SCHEDULE

ALLAN GEOFFREY STANHOPE WRAGGE (TU AQ261996)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.13.2 CROWN LAND MANAGEMENT ACT 2016)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

FOLIO: 2/538359

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2020	10:42 AM	B	24/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 2 IN DEPOSITED PLAN 538359
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF BRASSI COUNTY OF TOWNSEND
PARISH OF PURDANIMA COUNTY OF TOWNSEND
TITLE DIAGRAM DP538359

FIRST SCHEDULE

ALLAN GEOFFREY STANHOPE WRAGGE (CN AN861195)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS RESERVED BY THE CROWN GRANTS OF PORS 34, 53, 54, 58, 60 & 160 (PH OF BRASSI) & PORS 18, 19, 20, 21 & 104 (PH OF PURDANIMA)
- * 4 AI980155 CAVEAT BY MURRAY IRRIGATION LIMITED
* AN861196 CAVEATOR CONSENTED
- * 5 AK369160 CAVEAT BY NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY
* AN861196 CAVEATOR CONSENTED
- 6 AN861196 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 1/538359

SEARCH DATE	TIME	EDITION NO	DATE
14/10/2020	10:41 AM	4	24/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 1 IN DEPOSITED PLAN 538359
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF BRASSI COUNTY OF TOWNSEND
PARISH OF PURDANIMA COUNTY OF TOWNSEND
TITLE DIAGRAM DP538359

FIRST SCHEDULE

ALLAN GEOFFREY STANHOPE WRAGGE (CN AN861194)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS RESERVED BY THE CROWN GRANTS OF POR 160 (PH OF BRASSI) & PORS 23 & 25 & POR 9 & UNNECESSARY ROAD (PH OF PURDANIMA)
- * 4 AH257216 CAVEAT BY MURRAY IRRIGATION LIMITED
- * AN861197 CAVEATOR CONSENTED
- 5 AN861197 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 6 AQ267936 CAVEAT BY NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Murray Irrigation Limited

ABN 23 067 197 933

Registered Office:

443 Charlotte Street DENILIKUIN NSW 2710

PO Box 528 DENILIKUIN NSW 2710

T. 1300 138 265 F. 03 5898 3301

www.murrayirrigation.com.au

TAX INVOICE

Account Number

1002518

AGS WRAGGE
"YALOKE"
2395 WAKOOL ROAD
DENILIKUIN NSW 2710

Invoice No: 2135971	Invoice Ref: JUN 20 QTR	Sales Order: 323888	Invoice Date: 30 Jun 2020		
Item Code	Item Description	Ordered	UOM	Unit Price	Line Total
	<i>D292 - WRAGGE, ALLAN GEOFFREY STANHOPE & RUTH LOUISE</i>				
	<i>QUARTERLY INSTALMENT</i>				
LH-AFEE-IRR	Landholding access fee	1.00	LH	316.25	316.25
OUT-XL-IRR	X-Large Irrigation Outlet Fee	4.00	EACH	298.00	1,192.00
OUT-SD-IRR	Irrigation S&D Outlet Fee	4.00	EACH	111.50	446.00
DE-FEE	Delivery Entitlement Fee	1553.00	DE	1.75	2,717.75
DE-FEE-AMRR	Delivery Entitlement Fee-AMRR	1553.00	EACH	1.22	1,894.66
WE-FEE-C	Govt Charge Recovery GS	1000.00	WE	1.52	1,520.00
WE-FEE-CONVEY	Gov Charge Recovery Conveyance	1000.00	WE	0.34	340.00
	<i>Usage this qtr:8ML;Year to date:8ML;</i>				
ACC-CHG	Account admin fee (GST supply)	1.00	EACH	50.68	50.68
	<i>VARIABLE FEES</i>				
USAGE1	Water Usage Fees 0-5 ML	5.00	MGL	47.21	236.05
USAGE2	Water Usage Fees 6-100ML	3.00	MGL	12.76	38.28
USAGE1G	Govt Charges Recovery 0-5 ML	5.00	MGL	4.69	23.45
USAGE2G	Govt Charges Recovery 6-100ML	3.00	MGL	4.69	14.07

*paid \$ 8794.26
22/6/2020*

Enquiries: Quote Account 1002518

Date Due:

Ex Tax:

8,789.19

Call: 1300 138 265

31 Aug 2020

GST:

5.07

Visit: 443 Charlotte Street, Deniliquin

Invoice Total:

\$8,794.26

Remittance for Payment of Account 1002518

Date Due: 31/08/2020

Payment Options

Invoice No: 2135971

Direct Debit:

Reference: 1002518
CBA Deniliquin BSB: 062 533
Account No. 10117736

Credit Card:

In person or call 1300 138 265.
Payments over \$200 will incur a
0.9% surcharge.

Cheque:

In person, by mail or directly into a CBA branch.
Made payable to Murray Irrigation.

BPAY® Telephone & Internet Banking:

Contact your bank, credit union or building
society to make this payment from your
cheque, savings or credit card account.
More info: www.bpay.com.au

BPAY	Bill Code: 39727
	Ref: 1012975569

Rate Notice 2020-2021

For the period 1st July 2020 to 30th June 2021

A G Wragge
Yaloke
DENILQUIN NSW 2710



00000
R1_7045

VALUATION BASE DATE 01/07/2019
ASSESS/CUSTOMER REF NO. 11226088
NAME A G Wragge
INSTALMENT AMOUNT \$768.54
DUE DATE 31/08/2020

PROPERTY LOCATION & DESCRIPTION

Yaloke PARISH PORTIONS NSW 2731
EP 103991, Lot 3 DP 638359

1871.000 HECTARES

PARTICULARS OF RATES AND CHARGES	VALUE FOR RATING	CENTS IN \$	AMOUNT
Amount overdue and payable now			\$2.50
Farmland	598000	0.00465166	\$2,781.89
Farmland - Base	1	273.35	\$273.35

If you are experiencing financial difficulty as a result of COVID-19 you do have the option to pay the 1st instalment or full amount by the 30th September 2020 or alternatively contact Council rates department on 1300 087 004 to discuss possible payment arrangement.

Council's hardship policy can be found at <https://www.murrayriver.nsw.gov.au/council/responsibilities/policies>

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	PLEASE DEDUCT ANY PAYMENT SINCE	TOTAL AMOUNT DUE
\$768.54	\$763.00	\$763.00	\$763.00	22/07/2020	\$3,057.54
31/08/2020	30/11/2020	28/02/2021	31/05/2021		

PROPERTY HAS BEEN CATEGORISED AS Farmland



Des Bilske, General Manager



Please advise of any change of address (see back of notice)

Please detach and Return with your payment

Please see reverse side for other methods of payment

PLEASE TICK IF RECEIPT REQUIRED

B PAY Biller Code: 13854
Ref No.: 11226088

Telephone & Internet Banking - Bw[®]
Contact your bank or financial institution to make this payment. Quote the biller code and your customer reference number. More info: www.bipay.com.au

Post Bipay

Bilipay Code: 2291
Ref: 011226 0888

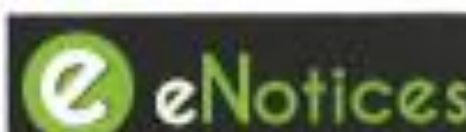
Assess/Cust Ref No 11226088
Name A G Wragge
Full Payment Instalment
\$3,057.54 **\$768.54**
Due 31/08/2020 Due 31/08/2020

POST BIPAY



Instalment 1: *2291 0112260888 0076854

Pay in person at any Post Office, by phone 13 18 18, or go to postbipay.com.au to pay now.



For emailed notices:
murrayriver.enotices.com.au
Reference No: 13F0367C5Z

*paid \$768.54
22/8/20
165814879*

Rate Notice 2020-2021

For the period 1st July 2020 to 30th June 2021

A G Wragge
 Yaloke
 DENILQUIN NSW 2710

VALUATION BASE DATE: 01/07/2019
 ASSESS/CUSTOMER REF NO.: 11226127
 NAME: A G Wragge
 INSTALMENT AMOUNT: \$548.59
 DUE DATE: 31/08/2020

R1_7047

PROPERTY LOCATION & DESCRIPTION

Purdanima & Brassi PARISH PORTIONS NSW
 Lot 15 DP 756320

408.200 HECTARES

PARTICULARS OF RATES AND CHARGES	VALUE FOR RATING	CENTS IN \$	AMOUNT
Amount overdue and payable now			\$1.71
Farmland	409000	0.00465166	\$1,902.53
Farmland - Base	1	273.35	\$273.35

Handwritten: Paid \$548.59
 22/7/2020
 158143

If you are experiencing financial difficulty as a result of COVID-19 you do have the option to pay the 1st Instalment or full amount by the 30th September 2020 or alternatively contact Council rates department on 1300 087 004 to discuss possible payment arrangement.

Council's hardship policy can be found at <https://www.murrayriver.nsw.gov.au/council/responsibilities/policies>

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	PLEASE DEDUCT ANY PAYMENT SINCE	TOTAL AMOUNT DUE
\$548.59	\$543.00	\$543.00	\$543.00	22/07/2020	\$2,177.59
31/08/2020	30/11/2020	28/02/2021	31/05/2021		

PROPERTY HAS BEEN CATEGORISED AS Farmland

Signature

Des Bilske, General Manager

Please advise of any change of address (see back of notice)

Please detach and Return with your payment

Please see reverse side for other methods of payment

PLEASE TICK IF RECEIPT REQUIRED

B PAY
 Biller Code: 13854
 Ref No.: 11226127

Telephone & Internet Banking - Bpay®
 Contact your bank or financial institution to make this payment. Quote the biller code and your customer reference number. More info: www.bpay.com.au

P Post Billpay
 Billpay Code: 2291
 Ref: 0112261274

Pay in person at any Post Office, by phone 13 18 16, or go to postbillpay.com.au to pay now.

Assess/Cust Ref No 11226127
 Name A G Wragge
 Full Payment Instalment
\$2,177.59 **\$548.59**
 Due 31/08/2020 Due 31/08/2020

e eNotices
 For emailed notices:
murrayriver.enotices.com.au
 Reference No: 0B67B6265Y

POST billpay

 Instalment 1: *2291 0112261274 0054859

Rate Notice 2020-2021
 For the period 1st July 2020 to 30th June 2021

A G Wragge
 Yaloke
 DENILQUIN NSW 2710



RI_7049

VALUATION BASE DATE 01/07/2019
 ASSESS/CUSTOMER REF NO. 11246135
 NAME A G Wragge
 INSTALMENT AMOUNT \$188.47
 DUE DATE 31/08/2020

PROPERTY LOCATION & DESCRIPTION

3071 Wakool Road CALDWELL NSW 2710
 Lot 172 DP 1116649

64.050 HECTARES

PARTICULARS OF RATES AND CHARGES	VALUE FOR RATING	CENTS IN \$	AMOUNT
Farmland	103000	0.00465166	\$479.12
Farmland - Base	1	273.35	\$273.35

*paid \$188.47
22/8/2020*

If you are experiencing financial difficulty as a result of COVID-19 you do have the option to pay the 1st instalment or full amount by the 30th September 2020 or alternatively contact Council rates department on 1300 087 004 to discuss possible payment arrangement.

Council's hardship policy can be found at <https://www.murrayriver.nsw.gov.au/council/responsibilities/policies>

165814890

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	PLEASE DEDUCT ANY PAYMENT SINCE	TOTAL AMOUNT DUE
\$188.47	\$188.00	\$188.00	\$188.00	22/07/2020	\$752.47
31/08/2020	30/11/2020	28/02/2021	31/05/2021		

PROPERTY HAS BEEN CATEGORISED AS Farmland

Des Bilske

Des Bilske, General Manager

Please advise of any change of address (see back of notice)

Please detach and Return with your payment

Please see reverse side for other methods of payment

PLEASE TICK IF RECEIPT REQUIRED

B PAY
 Biller Code: 13854
 Ref No.: 11246135

Telephone & Internet Banking - Bpay®
 Contact your bank or financial institution to make this payment. Quote the biller code and your customer reference number. More info: www.bpay.com.au

P Post Billpay

Billpay Code: 2291
 Ref: 011246 1353

Pay in person at any Post Office, by phone 13 18 16, or go to postbillpay.com.au to pay now.

Assess/Cust Ref No 11246135
 Name A G Wragge
 Full Payment Instalment
 \$752.47 \$188.47
 Due 31/08/2020 Due 31/08/2020

eNotices
 For emailed notices:
murrayriver.enotices.com.au
 Reference No: 96CAD4457N

POST billpay

 Instalment 1: *2291 0112461353 0018847

Rate Notice 2020-2021

For the period 1st July 2020 to 30th June 2021



A G Wragge
Yaloke 2395 Wakool Road
DENILIQUN NSW 2710



019
1000055
R1_117

VALUATION BASE DATE	01/07/2019
ASSESS/CUSTOMER REF NO.	11226062
NAME	A G Wragge
INSTALMENT AMOUNT	\$1,088.90
DUE DATE	31/08/2020

PROPERTY LOCATION & DESCRIPTION

Purdanima & Brassi PARISH PORTIONS NSW
EP 103993, Lot 1 DP 538359

959.200 HECTARES

PARTICULARS OF RATES AND CHARGES	VALUE FOR RATING	CENTS IN \$	AMOUNT
Amount overdue and payable now			\$3.65
Farmland	873000	0.00465166	\$4,060.90
Farmland - Base	1	273.35	\$273.35

*Paid \$1088.90
22/8/2020
115814 818*

If you are experiencing financial difficulty as a result of COVID-19 you do have the option to pay the 1st instalment or full amount by the 30th September 2020 or alternatively contact Council rates department on 1300 087 004 to discuss possible payment arrangement.

Council's hardship policy can be found at <https://www.murrayriver.nsw.gov.au/council/responsibilities/policies>

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	PLEASE DEDUCT ANY PAYMENT SINCE	TOTAL AMOUNT DUE
\$1,088.90	\$1,083.00	\$1,083.00	\$1,083.00	22/07/2020	\$4,337.90
31/08/2020	30/11/2020	28/02/2021	31/05/2021		

PROPERTY HAS BEEN CATEGORISED AS Farmland



Des Bilske, General Manager

Please advise of any change of address (see back of notice)

Please detach and Return with your payment

Please see reverse side for other methods of payment

PLEASE TICK IF RECEIPT REQUIRED

B PAY
Billier Code: 13854
Ref No.: 11226062

Telephone & Internet Banking - Bpay®
Contact your bank or financial institution to make this payment. Quote the biller code and your customer reference number. More info: www.bpay.com.au

P Post Billpay

Billpay Code: 2291
Ref: 0112260626

Pay in person at any Post Office, by phone 13 18 16, or go to postbillpay.com.au to pay now.

Assess/Cust Ref No 11226062

Name A G Wragge

Full Payment Instalment

\$4,337.90 \$1,088.90

Due 31/08/2020 Due 31/08/2020

P POST billpay



Instalment 1: *2291 0112260626 0108890

e eNotices
For emailed notices:
murrayriver.enotices.com.au
Reference No: FBE1ACD70Z

Rate Notice 2020-2021

For the period 1st July 2020 to 30th June 2021



A G Wragge
Yaloke 2395 Wakool Road
DENILQUIN NSW 2710



019
R1,119

VALUATION BASE DATE	01/07/2019
ASSESS/CUSTOMER REF NO.	11226070
NAME	A G Wragge
INSTALMENT AMOUNT	\$1,154.94
DUE DATE	31/08/2020

PROPERTY LOCATION & DESCRIPTION

2395 Wakool Road DENILQUIN NSW 2710
, Lot 2 DP 538359

1950.200 HECTARES

PARTICULARS OF RATES AND CHARGES	VALUE FOR RATING	CENTS IN \$	AMOUNT
Amount overdue and payable now			\$3.89
Farmland	931000	0.00465166	\$4,330.70
Farmland - Base	1	273.35	\$273.35

*Paid \$1154.94
22/8/2020
165814903*

If you are experiencing financial difficulty as a result of COVID-19 you do have the option to pay the 1st instalment or full amount by the 30th September 2020 or alternatively contact Council rates department on 1300 087 004 to discuss possible payment arrangement.

Council's hardship policy can be found at <https://www.murrayriver.nsw.gov.au/council/responsibilities/policies>

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	PLEASE DEDUCT ANY PAYMENT SINCE	TOTAL AMOUNT DUE
\$1,154.94	\$1,151.00	\$1,151.00	\$1,151.00	22/07/2020	\$4,607.94
31/08/2020	30/11/2020	28/02/2021	31/05/2021		

PROPERTY HAS BEEN CATEGORISED AS Farmland



Des Bilske, General Manager

Please advise of any change of address (see back of notice)

Please detach and Return with your payment

Please see reverse side for other methods of payment

PLEASE TICK IF RECEIPT REQUIRED

BPAY Biller Code: 13854
Ref No.: 11226070

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment. Quote the biller code and your customer reference number.
More info: www.bpay.com.au

Post Billpay

Billpay Code: 2291
Ref: 011226 0707

Pay in person at any Post Office, by phone 13 18 16, or go to postbillpay.com.au to pay now.

Assess/Cust Ref No 11226070
Name A G Wragge
Full Payment Instalment
\$4,607.94 **\$1,154.94**
Due 31/08/2020 Due 31/08/2020

POST billpay



Instalment 1: *2291 0112260707 0115494



For emailed notices:
murrayriver.enotices.com.au
Reference No: DFA39AA33B

Rates 2019 TAX INVOICE



Local Land
Services

ABN 57 876 455 969

└ 004043

TULLA PASTORAL CO & AGS WRAGGE
YALoke
WAKOOL ROAD
DENILQUIN NSW 2710

Region: Murray

Invoice No.: 4000389591
Customer Reference No.: 109829168
Date of Issue: 18/01/2019
Payment Due Date: 17/02/2019

Occupier ID and Name: 10991013/TULLA PASTORAL CO & AGS WRAGGE
Holding Name: YALoke, PART CARMARTHEN & TARANA
Holding Address: YALoke
WAKOOL ROAD
DENILQUIN NSW 2710

Area of Land(hectares): 3339.2500 X Stock Units/hectare: 2.0900 = Notional Carrying Capacity: 6979.03250000

Item Description	GST	Amount(excl GST)
RATES - GENERAL (BASE CHARGE \$95.00) + 6979.03 Units; 12.630400 Cents per Unit	\$0.00	\$976.48
RATES - GENERAL NSW Government Drought Credit	\$0.00	(\$976.48)
RATES - ANIMAL HEALTH (BASE CHARGE \$35.00) + 6979.03 Units; 12.031800 Cents per Unit	\$0.00	\$874.70
RATES - ANIMAL HEALTH NSW Government Drought Credit	\$0.00	(\$874.70)
LEVY - MEAT INDUSTRY (BASE CHARGE \$5.00) + 6979.03 Units; 0.600000 Cents per Unit	\$0.00	\$46.87
LEVY - MEAT INDUSTRY NSW Government Drought Credit	\$0.00	(\$46.87)
SPECIAL PURPOSE PEST MANAGEMENT RATE (BASE CHARGE \$16.70) + 6979.03 Units; 3.825200 Cents per Unit	\$0.00	\$283.66

A surcharge of 0.40% will be applied to payments made by Mastercard or Visa.
PLEASE CUT ALONG THE DOTTED LINE AND RETURN THIS REMITTANCE WITH YOUR PAYMENT

HOW TO PAY

By Credit Card



By Mail



NOTE: Payment for multiple customer accounts:
If you have payments to make for more than one customer account, please ensure that a separate payment is made for each customer account.

Via Internet - Use your credit card to pay online at <http://www.lls.nsw.gov.au> and click on the Payments button

Via Phone - Call 1300 738 070

Detach this slip and return with your cheque to:
Accounts Receivable
Local Land Services
Locked Bag 6007
Orange NSW 2800

By BPay



Billers Code: 228569

Ref: 109829168

Payment Information:

Occupier Name: TULLA PASTORAL CO & AGS WRAGGE

Holding Name: YALoke, PART CARMARTHEN & TARANA

Account Number: 109829168

In Person

Take this document and pay by cash, cheque or credit card at a Local Land Services Office

Enquiry Number: (03) 5881 9900

AMOUNT DUE

\$0.00

BPAY this payment from cheque, savings or credit card account. Ask your participating financial institution how you can view and pay this bill using internet banking.
More information on www.bpay.com.au



Alan Geoffrey Stanhope Wragge
Yaloke 2395 Wakool Road
DENILIQWIN NSW 2710

Enquiries 1300 662 077
More information www.waternsw.com.au
ABN 21 147 934 787

TAX INVOICE

Page 1 of 2

YOUR ACCOUNT SUMMARY

Account name: Alan Geoffrey Stanhope Wragge
Licence number: 50CA502037
Invoice period: 01/04/2020 - 30/06/2020

Opening Balance	\$0.00
WaterNSW Charges	\$0.00
WAMC Water Charges	\$0.00
Metering Charges	\$121.35
Pass Through Charges	\$0.00
Other charges	\$0.00
Total Charges (includes GST of \$0.00)	\$121.35
Total Amount Due	\$121.35

ACCOUNT DETAILS

Customer account no: 11016843
Issue Date: 24 August 2020
Invoice Number: CIV00049405

TOTAL DUE

\$121.35

PLEASE PAY BY

23 September 2020

*Paid \$121.35
28/9/2020
167984299*

1118



WaterInsights Portal

Powerful resource to help you make
informed water planning decisions.

- water availability
- water allocation statements
- operations updates
- notices and alerts
- plus much more



waterinsights.waternsw.com.au





Allan Geoffrey Stanhope Wragge
Yaloke 2395 Wakool Road
DENILIQUIN NSW 2710

Enquiries 1300 662 077
More information www.waternsw.com.au
ABN 21 147 934 787

TAX INVOICE

Page 1 of 2

YOUR ACCOUNT SUMMARY

Account name: Allan Geoffrey Stanhope Wragge
Licence number: 50AL502036
Invoice period: 01/04/2020 - 30/06/2020

Opening Balance	\$0.00
WaterNSW Charges	\$0.00
WAMC Water Charges	\$0.00
Metering Charges	\$0.00
Pass Through Charges	\$0.00
Other charges	\$0.00
Total Charges (includes GST of \$0.00)	\$0.00
Total Amount Due	\$0.00

ACCOUNT DETAILS

Customer account no: 11016839
Issue Date: 24 August 2020
Invoice Number: CCN00043264

TOTAL DUE

\$0.00

PLEASE PAY BY

No Payment Due

1115



WaterInsights Portal

Powerful resource to help you make
informed water planning decisions.

- water availability
- water allocation statements
- operations updates
- notices and alerts
- plus much more



waterinsights.waternsw.com.au



**SWEP** PTY. LTD.**ANALYTICAL
LABORATORIES**

Tel: (03) 9701 6007

Fax: (03) 9701 5712

A member of the
Australian Soil and
Plant Analysis Council**REPORT ON SAMPLE OF SOIL**

FILE NO : 2007153132

DATE ISSUED : 16/07/2020

RE-GEN FARMING
ATT: LUKE HARRINGTON
PO BOX 155
DENLIQUIN, NSW 2710
E-mail: luke@re-genfarming.com.auCLIENT ID : RGF001
PHONE : 0427 138 100
FAX :SAMPLE ID : TARANA
DEPTH OF SAMPLE (cm): 0 to 10
LAND USE : RICEREFERENCE :
REFERENCE PHONE :
DATE RECEIVED : 10/07/2020
ANALYSIS REQUIRED : Full (ST-1)

ITEMS			RESULTS	DESIRABLE LEVEL
pH(1:5 Water)			6.6	5.0-7.0
pH(1:5 0.01M CaCl ₂)			6.13	
Electrical Conductivity	EC	µS/cm	218	< 800
TOTAL SOLUBLE SALT	TSS	ppm	719.4	< 2540
AVAILABLE CALCIUM	Ca	ppm	1082	2308
AVAILABLE MAGNESIUM	Mg	ppm	614.4	327
AVAILABLE SODIUM	Na	ppm	496.8	< 200
AVAILABLE NITROGEN	N	ppm	5.74	91
AVAILABLE PHOSPHORUS	P	ppm	19.1	12
AVAILABLE POTASSIUM	K	ppm	336.57	304
AVAILABLE SULPHUR	S	ppm	13	11 - 15
AVAILABLE COPPER	Cu	ppm	5.87	3
AVAILABLE ZINC	Zn	ppm	1	5-7
AVAILABLE IRON	Fe	ppm	195	> 30
AVAILABLE MANGANESE	Mn	ppm	14	> 20
AVAILABLE COBALT	Co	ppm	3.5	≧ 1.0
AVAILABLE MOLYBDENUM	Mo	ppm	0.25	> 0.5
AVAILABLE BORON	B	ppm	0.98	1.0-1.5
TOTAL ORGANIC MATTER	OM	%	2.48	6 - 10
TOTAL ORGANIC CARBON	OC	%	1.24	3 - 5
TOTAL PHOSPHORUS	TP	ppm	Not Required	
EXTRACTABLE ALUMINIUM	Al	ppm	Not Required	
TOTAL NITROGEN	N	%	Not Required	
TOTAL CALCIUM	Ca	ppm	Not Required	
TOTAL MAGNESIUM	Mg	ppm	Not Required	
CHLORIDE	Cl	ppm	Not Required	

This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australian Soil and Plant Analysis Council (ASPAC). Test for which proficiency has been demonstrated are highlighted in this report.

**SWEP**

PTY. LTD.

**ANALYTICAL
LABORATORIES**

Tel: (03) 9701 6007

Fax: (03) 9701 5712

A member of the
Australian Soil and
Plant Analysis Council**REPORT ON SAMPLE OF SOIL**

FILE NO : 2007153133

DATE ISSUED : 16/07/2020

RE-GEN FARMING
ATT: LUKE HARRINGTON
PO BOX 155
DENLIQUIN, NSW 2710

E-mail: luke@re-genfarming.com.au

CLIENT ID : RGF001
PHONE : 0427 138 100
FAX :SAMPLE ID : DOYLE
DEPTH OF SAMPLE (cm): 0 to 10
LAND USE : SORGHUMREFERENCE :
REFERENCE PHONE :
DATE RECEIVED : 16/07/2020
ANALYSIS REQUIRED : Full (ST-1)

ITEMS	RESULTS	DESIRABLE LEVEL
pH(1:5 Water)	6	5.5-7.0
pH(1:5 0.01M CaCl ₂)	5.41	
Electrical Conductivity	EC μ S/cm	< 625
TOTAL SOLUBLE SALT	TSS ppm	< 2063
AVAILABLE CALCIUM	Ca ppm	2104
AVAILABLE MAGNESIUM	Mg ppm	301
AVAILABLE SODIUM	Na ppm	< 192
AVAILABLE NITROGEN	N ppm	102
AVAILABLE PHOSPHORUS	P ppm	110
AVAILABLE POTASSIUM	K ppm	279
AVAILABLE SULPHUR	S ppm	11 - 15
AVAILABLE COPPER	Cu ppm	3
AVAILABLE ZINC	Zn ppm	4 - 6
AVAILABLE IRON	Fe ppm	> 30
AVAILABLE MANGANESE	Mn ppm	> 20
AVAILABLE COBALT	Co ppm	0.7-0.8
AVAILABLE MOLYBDENUM	Mo ppm	0.3-0.4
AVAILABLE BORON	B ppm	0.6-1.0
TOTAL ORGANIC MATTER	DM %	4 - 6
TOTAL ORGANIC CARBON	OC %	2 - 3
TOTAL PHOSPHORUS	TP ppm	Not Required
EXTRACTABLE ALUMINIUM	Al ppm	Not Required
TOTAL NITROGEN	N %	Not Required
TOTAL CALCIUM	Ca ppm	Not Required
TOTAL MAGNESIUM	Mg ppm	Not Required
CHLORIDE	Cl ppm	Not Required

This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australian Soil and Plant Analysis Council (ASPAC). Test for which proficiency has been demonstrated are highlighted in this report.

**SWEP**

PTY. LTD.

**ANALYTICAL
LABORATORIES**

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A member of the
Australasian Soil and
Plant Analysis Council

REPORT ON SAMPLE OF SOIL

FILE NO : 2007153131

DATE ISSUED : 16/07/2020

RE-GEN FARMING
ATT: LUKE HARRINGTON
PO BOX 155
DENILQUIN, NSW 2710
E-mail: luke@re-genfarming.com.auCLIENT ID : RGF001
PHONE : 0427 138 100
FAX :SAMPLE ID : JACKS
DEPTH OF SAMPLE (cm): 0 to 10
LAND USE : RICEREFERENCE :
REFERENCE PHONE :
DATE RECEIVED : 10/07/2020
ANALYSIS REQUIRED : Full (ST-1)

ITEMS			RESULTS	DESIRABLE LEVEL
pH(1:5 Water)			7.3	5.0-7.0
pH(1:5 0.01M CaCl ₂)			6.84	
Electrical Conductivity	EC	µS/cm	190	< 600
TOTAL SOLUBLE SALT	TSS	ppm	627	< 2540
AVAILABLE CALCIUM	Ca	ppm	1172	3335
AVAILABLE MAGNESIUM	Mg	ppm	1188.4	458
AVAILABLE SODIUM	Na	ppm	924.6	< 293
AVAILABLE NITROGEN	N	ppm	5.16	89
AVAILABLE PHOSPHORUS	P	ppm	9.69	12
AVAILABLE POTASSIUM	K	ppm	417.3	313
AVAILABLE SULPHUR	S	ppm	10.5	16 - 20
AVAILABLE COPPER	Cu	ppm	6.88	4
AVAILABLE ZINC	Zn	ppm	0.71	7
AVAILABLE IRON	Fe	ppm	87	> 30
AVAILABLE MANGANESE	Mn	ppm	15	> 20
AVAILABLE COBALT	Co	ppm	4.78	> 1.0
AVAILABLE MOLYBDENUM	Mo	ppm	0.31	> 1.0
AVAILABLE BORON	B	ppm	1.14	1.0-2.0
TOTAL ORGANIC MATTER	OM	%	1.91	> 10
TOTAL ORGANIC CARBON	OC	%	0.96	> 5
TOTAL PHOSPHORUS	TP	ppm	Not Required	
EXTRACTABLE ALUMINIUM	Al	ppm	Not Required	
TOTAL NITROGEN	N	%	Not Required	
TOTAL CALCIUM	Ca	ppm	Not Required	
TOTAL MAGNESIUM	Mg	ppm	Not Required	
CHLORIDE	Cl	ppm	Not Required	

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