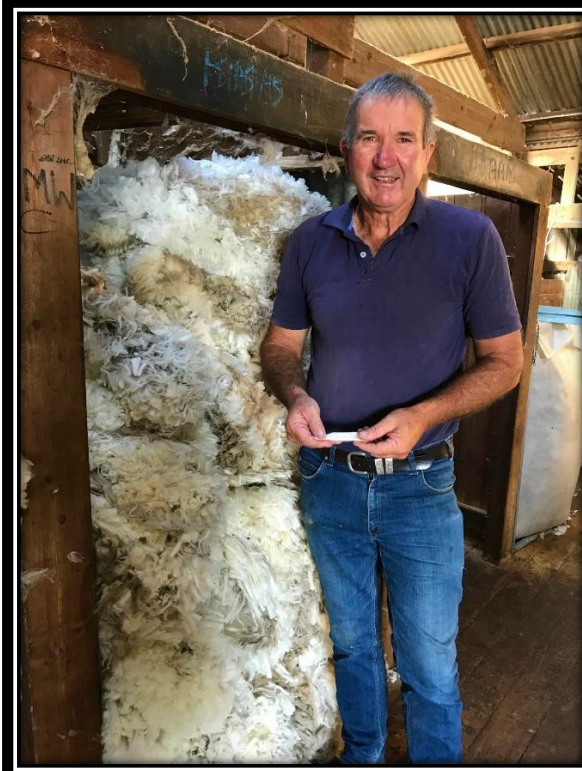


Historic “Yaloke”, Deniliquin.
“A Signature Property of the Riverina”



Allan Wragge
Trading as Tulla Pastoral Co

Background Information:

Allan Wragge is a fifth-generation farmer in the Wakool/Deniliquin districts in the Southern Riverina Region of New South Wales. His Great, Great Grandfather Thomas Wragge was one of the first landowners in the Wakool region, owning "Tulla" in the mid-1800s. Tulla was sold and subdivided over the next generation with Allan's Grandfather - Allan Wragge purchasing "Yaloke" in 1918.

"Yaloke" is a fourth-generation Wragge property, with Allan's grandfather the initial owner, followed by his father Geoffrey and now son Allan Wragge. Allan has operated this farming business for over 40 years. He has been extremely innovative in his time, having lasered and land formed 2500 acres of irrigation land, including building three dams with recycling and run off storage capabilities. He is also very caring to the environment on his property, planting trees, creating saltbush plantations and setting aside land for native grasses and wetlands.



Prior to taking over the farm from his father, Allan completed his tertiary education at Yanco Agricultural College and spent time as a jackaroo on properties at Warren NSW and Wanganella NSW.

Rowena (Allan's partner) assists Allan with the day to day management of "Yaloke" and is the farm's strategic development business manager. Rowena has a Bachelor of Business (Marketing) and a Masters of Business Administration, with over 35 years' experience managing businesses in the service, manufacturing and agricultural sectors.



“Yaloke” is situated 23 km west of Deniliquin. Allan owns the land and the farming enterprise which trades as Tulla Pastoral Co.

Total area is approximately 3341.864 hectares (8,257.9 acres), comprising around 2,500 acres of fully developed modern lasered irrigation and around 5,000 acres of cropping area. The remaining area is made up of beautiful natural grazing land with native timber along gullies and low-lying areas. There is 500 acres of salt bush plantation for livestock grazing and winter shelter.

“Yaloke” has around 10km of Wakool River frontage, with two Murray Irrigation Limited supply channels running through the property. These together with a large production irrigation deep bore right in the centre, makes the whole property and its operation sustainable and drought proof. Water access throughout “Yaloke” is the standout asset of this majestic property.



It is a mixed farming enterprise consisting of sheep, cattle, and irrigated and dryland cropping, which includes rice, canola, wheat, barley, oats, lucerne, & corn. In 2017/18 a new area of irrigation was redeveloped comprising of about 400 acres and the development of the newest 200 megalitre storage dam, contributing towards the agribusiness being a unique and versatile operation. Such a development has allowed for significant increase crop production in general and enabled Allan to grow corn and potentially cotton amongst other bed farming crops. The “Yaloke” irrigation infrastructure and bore are in “top condition” and set up for expansion.





Farm Assessment:

In 2012 Allan handed over the management of the farm to his son William, with the objective that the property would be transferred to him in stages. William resigned from the business in 2016 and sadly he, his wife and children left "Yaloke", for another business venture. This meant that Allan and Rowena (who were living in Melbourne at the time), moved back up to Deniliquin to once again run the family farm.

Since June 2016 major fencing has been undertaken, together with irrigation efficiencies and additional laneways for stock movement. Stock and domestic water is secure with access to dams, channels and river. He also developed and lasered a further 400 acres in the centre of his holding and built a new 200 ml dam which will service the whole property south of the Wakool road. The irrigated areas are now very well developed and suited to ongoing operation. The property currently has three storage dams (100, 200 & 250 megs), one is located near the river to take advantage of river water and to store runoff. The existing irrigation infrastructure is in exceptional condition and scaled up for expansion.



Effective natural resource management has been implemented for many years – the property retains original timber in low lying areas and this has been supplemented with the regeneration of native trees. Saltbush plantations have been established and provide excellent fodder reserves and shelter for sheep. Irrigation layouts are lasered, side ditch & border check with cement structures, making it very efficient with drainage & recycling capabilities. These irrigated areas are continually being upgraded and redeveloped. The majority of the river frontage has been fenced to limit bank erosion by livestock and encourage the regeneration of native trees. 16 Stock containment been fully established and available to supplement feed livestock for finishing throughout the year as forward livestock contract sales are fulfilled.

Current Seasonal Outlook and Prospects

In the past 12 months, the agricultural sector has witnessed a significant change in confidence and optimism brought about by a drastic improvement in the soft commodity sector, a fluctuating equities market, historically low interest rates, a depreciating \$AUD, exceptional seasonal conditions, a strong international focus around food security and the emergence of free trade agreements.

The driving force creating this improvement has been heavily based around the vast demand for protein from not only a local level, but ever increasing international markets including the USA, Japan, Korea and the rapidly expanding middle class in China. It is evident that this trend will continue to increase given the reduction in breeding sheep and cattle numbers in Australia at present, and while beef and lamb prices remain strong, it will be difficult to replenish these dwindling stock numbers in the short term.

Allan has significantly increased his stock levels of sheep over the last year (around 6000 sheep), and invested in beef cattle for the first time in years (around 1000) in response to these positive markets and solid season.

Sheep & cattle prices are at record prices, as has wool. Allan received a certificate from Nutrien Ag Solutions (formally Landmark) for the highest wool price (see article below - Pastoral Times Tuesday October 31st, 2017).

The development in 2017 of 400 acres of irrigation situated right in the middle of "Yaloke", saw a new 200 meg storage & recycling dam being built and further lasering, enabling Allan to grow more rice and cotton in the future. This dam has also contributed the overall irrigation footprint of "Yaloke". This new dam alone enables another 400 acres of irrigated crops to be sown in any given year. This initiative will substantially increase revenue for the enterprise.

During 2020 Allan planted 4000 acres of cover fodder crops which have been successfully grazed and will also be harvested in December 2020. Additionally, a further 1000 acres of wheat and barley have been sown specifically for grain harvest. Allan has also traditionally grown about 700 acres of summer crop of which much of this area is prepared and ready for summer fodder production.

The current outlook for the region is extremely positive, with the expectations that prices will remain strong. The catchments are filling with the expectations of growing allocations as the season progresses. Bore water allocations are at 100% and is freely available on the open trading market.



■ Landmark wool manager Warren Bull, with Rowena Jackson and Alan Wragge from 'Yaloke', and 'Yaloke' farm manager Jon Burge.

Top price for 2017

Alan's Yaloke Merinos deliver fleeces to be celebrated

By JAMIE LOWE

Deniliquin sheep farmer Alan Wragge has achieved what is believed to be the highest wool price of the year.

Mr Wragge sold his 17.8 micron fleece for \$3105 per bale, earning 1545 cents per greasy kilogram and 2210 cents per clean kilogram.

It had 69.9 per cent yield, with 78mm length and 37 newtons per kilogram.

It was harvested from his Woodpark bloodline Merino rams bred at his property 'Yaloke'.

The wool was sold by Landmark wool manager Warren Bull, who said he was quite impressed by the product.

"It's certainly one of the highest prices I've seen in the district for a long time," Mr Bull said.

"For 18 micron wool, the current average is 2148 clean price per kilo, so Alan's was above average."

The secret to the massive sale was quite simple, according to Mr Wragge, who started shearing earlier than normal this season.

"The past two years I've shorn them a few months earlier (than usual)," he said. "It made a huge difference in the quality of wool. That decision has paid off quite well."

Mr Bull said wool sales have been booming of late, with last year's average sale price being 1629 clean price per kg.

Comparing that to the 10 year average of 1337c/kg, Mr Wragge said he was happy with how things were going.

"What a time it is to be a sheep farmer," he said.

"You can't complain at all with those numbers."

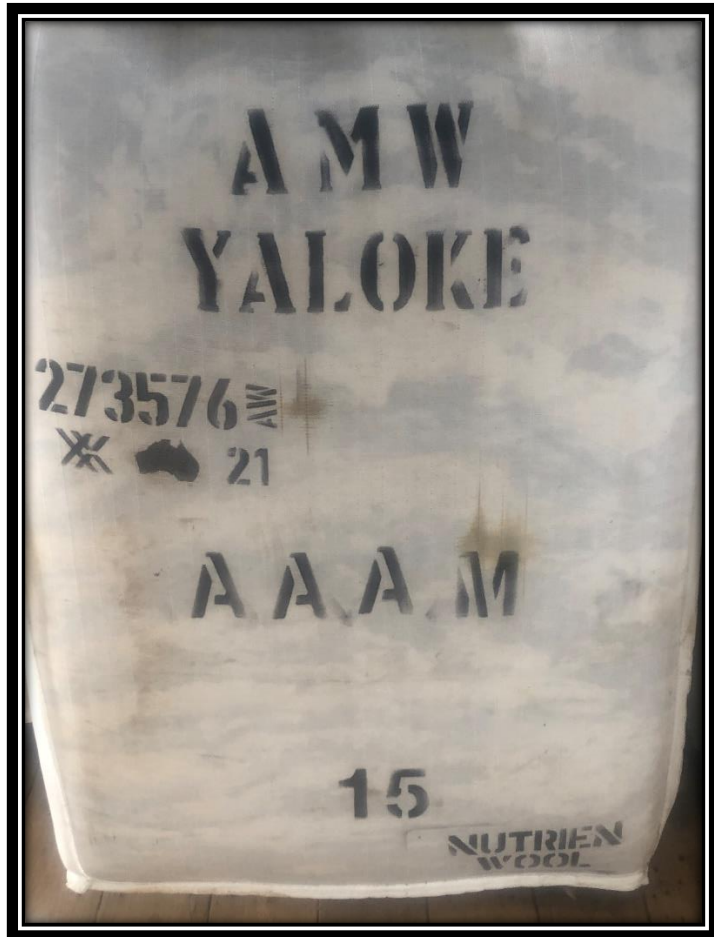
Mr Wragge is a fifth generation sheep farmer in the Wakool district, with his ancestors among the original settlers at Wakool.

His grandfather, also named Alan, was the first to live and work at 'Yaloke'.

"It's a bit of a family business really," he said.

"Merinos have been the mainstay at Yaloke, so I'm proud to be keeping the tradition alive.

"We trade as Tulla Pastoral, which is the original farm that my ancestors settled at."







*As One journey comes to an End,
a new adventure is set to begin!!*