



Information Memorandum

'Coolowie'

2208 Eulourie Road, Pallal NSW 2404

859.795 ha (2124.6 acres)

For Sale by Online Auction

11am, Friday 8th May 2020

Offers prior to auction will be considered



HART RURAL
AGENCIES

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EXECUTIVE SUMMARY

'Coolowie' is an outstanding and versatile grazing property, situated in the renowned Horton Valley with 5 km of Horton river frontage - it comes with an excellent pedigree.

Its gently undulating grey loam to darker soils and 700 mm annual rainfall combine to make it a highly productive cropping and pasture property. Its ability to grow kilos of protein is the key feature.

'Coolowie' ticks a lot of boxes, it has a 125 megalitre water license, a five bedroom homestead in park-like gardens and large, undercover central cattle yards with various holding pens.

The property also features very good fences including 12 km of new fencing, 600 acres of established subtropical grasses, 500 acres of established oats and 1000 acres of natural supered country.

This is an excellent opportunity buy country that is normally very tightly held.

LOCATION

'Coolowie' is situated on the Eulourie Road, which runs between the community of Upper Horton and the township of Bingara. It is approximately 30km south west of Bingara, 63km north west of Barraba, 84km north east of Narrabri, 100km south west of Inverell and 100km south east of Moree. The central location of this property allows for easy road access to a number of regional livestock selling centres as well as abattoirs and feedlots throughout the district.

The Horton River runs along the boundary of this property. It starts in the eastern foothills of the Kaputar ranges and meets the Gwydir River not far downstream of 'Coolowie'. It offers a lovely area for recreation including fishing, camping and canoeing.

DISTRICT OVERVIEW

Bingara

Bingara is a town of approximately 1400 residents. It sits approximately 449km north of Sydney and 358km south west of Brisbane. Known as "The Gem on the Gwydir", it has the picturesque Gwydir River running through the township. The river is dammed upstream of Bingara at Copeton, forming a water playground 3 times larger than Sydney Harbour.

Attractions

- * The Orange Trees - Planted along Finch Street in the 1950's, the orange trees are a living memorial to the Bingara locals who sacrificed their lives in World War I & II. The oranges remain on the tree, guarded by the local school children, who pick them as part of the Annual Orange Festival.
- * Roxy Theatre and Greek Café Museum - A magnificent art deco building located in the main street, home to many local events and full of history.
- * Three Creeks Tourist Gold Mine - An old mine site, open for tours, panning and viewing of artefacts.

Facilities

- * Preschool
- * Central School (Kindergarten to Year 12)
- * Sporting Clubs (Lawn Bowls, Tennis, Golf)
- * Touriandi Lodge Aged Care Facility
- * Swimming complex
- * Hospital



Fencing, Yards and Infrastructure

'Coolowie' fencing is in very good condition with approximately 12km of new fence. The property is subdivided into 23 paddocks plus 4 drought feeding yards and five 5 acre horse paddocks.

The cattle yards on 'Coolowie' are centrally located and easily accessible from all areas of the property. There are three 150 head drought feeding pens adjacent to a large cable cooler yard ideal for educating livestock. A 6m, 5-way pound draft leads to a 14m cement floored race with a wooden working platform. The crush is fitted with a new head-bail and has a manual 4-way draft off the front. There is also a calf race and calf cradle.

Other infrastructure on 'Coolowie' includes:

- * 3 x 60t silos & 1 x 35t silo
- * 300t grain storage shed with cement floor 9m x 13.5m
- * Timber hay shed 9m x 18.5m
- * 3-bay Machinery shed 8.5mx18.5m
- * 4 bay new steel hay shed 10m x 24m x 6m
- * 2-stand shearing shed
- * Shale pit
- * 2 x 2200L diesel tanks and 1 petrol tank.
- * Machinery shed at old cottage site with 240V power & water tank



SOILS & TOPOGRAPHY

“Coolowie” possesses approximately 1700ac of arable country with 600ac currently sown to subtropicals and 500ac in oats. The landscape is gently undulating running down to loamy river flats. The soils are predominantly grey loam which is excellent for cash cropping or establishment of pasture. There are sections of heavy black self-mulching soil which lends itself to high grain production. The loamy river flats are particularly productive for lucerne. In summary ‘Coolowie’ has an excellent mix of soil types that gives it the foundation for high productivity and a superior carrying capacity.





WATER

Water on 'Coolowie' is most certainly a feature with the western side of the property bordered by the reliable Horton River for approximately 5.5km.

A 3-phase mono pumps river water to tanks while an unregulated 125ML river licence (WAL:5922) provides irrigation opportunity. Currently a 20ha block is set up for irrigation with 2 siderolls and 5 inch mainline. There is also a 12ha irrigation block 2km up river with underground mainline and 3 unequipped hydrants. Please note: irrigation equipment is currently excluded but available for purchase.

Each paddock has a cement trough run off 2 inch main line. The property also features multiple dams.

A recent addition to above water infrastructure is a newly drilled bore. Equipped and run with generator, it is conveniently positioned close to power and of substantial flow to be able to back up if required.

HOMESTEAD & OUTBUILDINGS

The homestead on 'Coolowie' is a comfortable 5 bedroom 2 bathroom weatherboard house with a newly renovated, modern, open-plan kitchen and dining area. The home features cyprus pine floorboards throughout the living space as well as an open fireplace in the loungeroom. The house is fitted with electric hot water, reverse cycle air-conditioning in the kitchen/dining area and master bedroom and it is fully insulated. Recently painted outside and with a new Colorbond roof and gutter guard mesh the homestead looks a picture, surrounded by park-like gardens and a post and rail house yard fence.

Outbuildings include a 2-car garage with a workshop and laundry, a meat house equipped with cool room (cool room excluded and available for purchase). A newly erected steel machinery shed 18x12.5x6 with 240v power and lighting and 3 fully enclosed horse stalls with a tack room are also at the homestead.



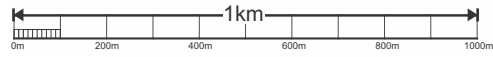
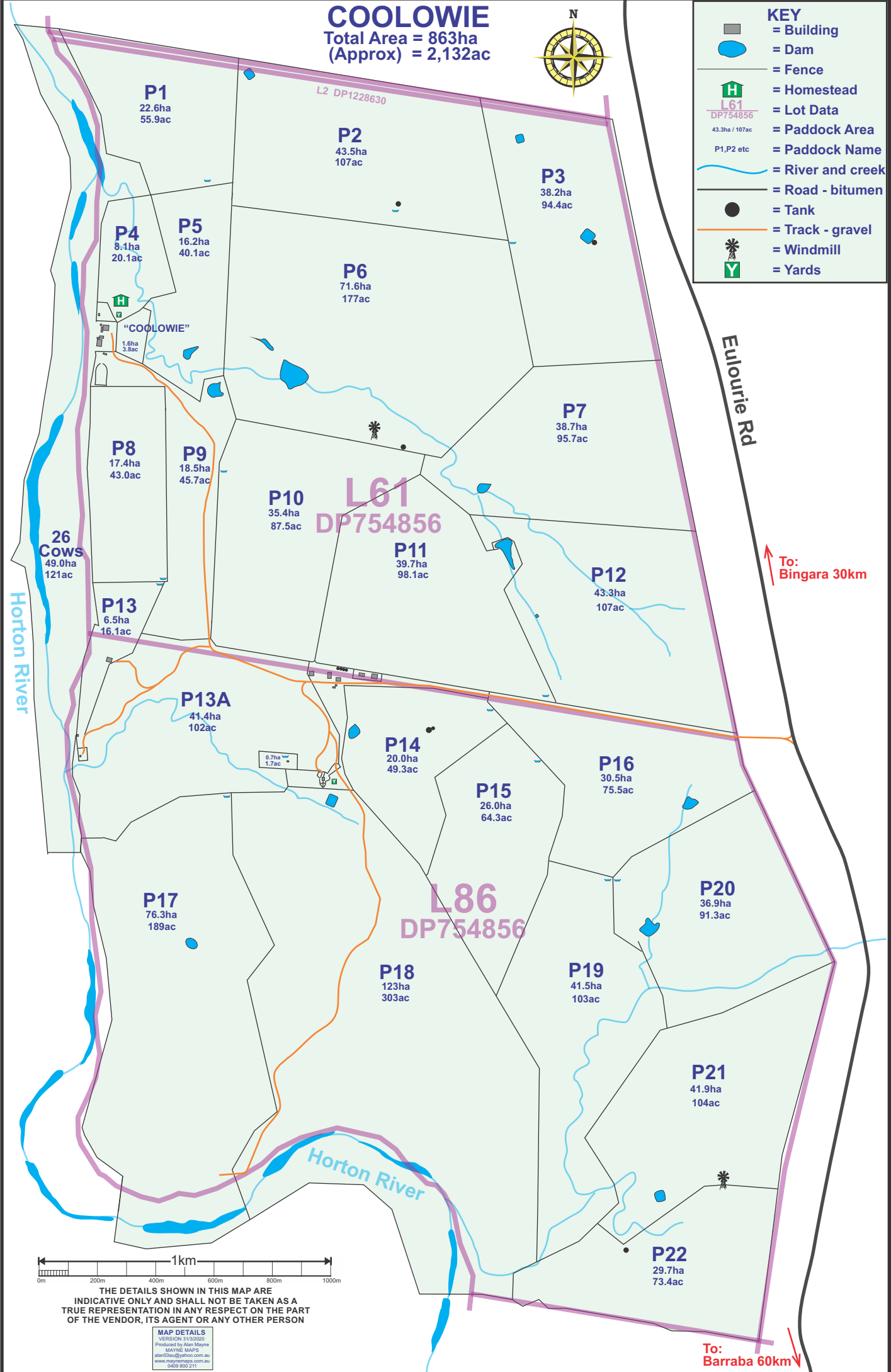
COOLOWIE

Total Area = 863ha
(Approx) = 2,132ac



KEY

- = Building
- = Dam
- = Fence
- = Homestead
- = Lot Data
- = Paddock Area
- = Paddock Name
- = River and creek
- = Road - bitumen
- = Tank
- = Track - gravel
- = Windmill
- = Yards



THE DETAILS SHOWN IN THIS MAP ARE INDICATIVE ONLY AND SHALL NOT BE TAKEN AS A TRUE REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR, ITS AGENT OR ANY OTHER PERSON

MAP DETAILS
VERSION 31/3/2020
Produced by Alan Mayne
MAYNE MAPS
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0499 800 211

To: Barraba 60km

RATES NOTICE

Phone: (02) 6724 2000
 Fax: (02) 6729 1400
 Email: mail@gwydir.nsw.gov.au

Phone: (02) 6724 2000
 Fax: (02) 6724 1771
 Email: mail@gwydir.nsw.gov.au

All correspondence for both offices to be addressed to Locked Bag 5, Bingara NSW 2404

RATE NOTICE 1 JULY 2019 - 30 JUNE 2020

In accordance with the Local Government Act 1993, notice is hereby given that the undermentioned land has been rated by Gwydir Shire Council as shown hereunder.



018
 J W Robinson & C A Robinson
 'Coolowie'
 2208 Eulourie Road
 PALLAL NSW 2404

PROPERTY LOCATION AND DESCRIPTION
 COOLOWIE 2208 Eulourie Road PALLAL NSW 2404
 Lot 2 DP 1228630, Lot 61;86 DP 754856



ASSESSMENT NO.	
1011 1672	
POSTING DATE	DUE DATE
16/07/2019	31/08/2019
859.7950 HECTARES	
CUSTOMER REFERENCE NO.	
1011 1672	
VALUATION BASE DATE	
1 July 2016	

PARTICULARS OF RATES AND CHARGES	VALUE FOR RATING	CENTS IN \$	AMOUNT
Farmland Ordinary	1290000.00	0.42992000	\$5545.97
Farmland Base Amount	1.00	300.00	\$300.00
Waste Disposal Levy	1.00	212.00	\$212.00

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	Please indicate any payments to date	TOTAL
31/08/2019 \$1,515.97	30/11/2019 \$1,514.00	29/02/2020 \$1,514.00	31/05/2020 \$1,514.00	08/07/2019	S \$6,057.97

SIMPLE DAILY INTEREST IS CHARGED ON OVERDUE AMOUNTS AT 7.5% PER ANNUM

4071091-SEM-000470-ASA201-01912-0

PLEASE TICK BOX
 IF RECEIPT REQUIRED

NAME: J W Robinson & C A Robinson
 LOCATION: COOLOWIE 2208 Eulourie Road PALLAL NSW 2404
 ASSESSMENT NO: 1011 1672

POST billpay
 Billpay Code: 2093
 Ref: 1011 1672

In person at any Post Office,
 by phone 13 18 16, or go to
 postbillpay.com.au



*2093 1 0111672

BPAY
 Biller Code: 56396
 Ref No: 10111672

PLEASE SEE REVERSE SIDE FOR FURTHER METHODS OF PAYMENT

TOTAL DUE \$6,057.97
INSTALMENT \$1,515.97
DUE DATE 31/08/2019

SALE INFORMATION

For sale by Online Auction 11am Friday 8th May 2020

Offers prior to auction are welcome will be considered.

INSPECTIONS

Inspections are by appointment only with the selling agent.

Vendor's Agent

Hart Rural Agencies
135 Queen Street,
Barraba NSW 2347

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Tessa Cameron

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Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith.

Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information in this Memorandum.