

COCHRANE CREEK

1825 RANGEMORE ROAD,
DENILQUIN NSW

Information Memorandum



Sale Details

‘COCHRANE CREEK’

to be offered by

**Auction via the AuctionsPlus online platform
Thursday 25th March 2021 at 11.00 am**



Exclusive selling agent:

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

eldersrealestate.com.au
ID: 22819660

**Some of Burraboi & Districts Finest Breeding &
Fattening Country!**

Contents

Auction Process	1
Executive Summary	3
District Overview	5
Location	6
Climate	7
General	9
Property Maps	13
Schedule of Lands	15
Disclaimer	17
Inspection Notes	18

Auction Process

Elders Rural Services Australia Limited have been formally instructed to offer for sale the Southern Riverina property 'Cochrane Creek' Deniliquin. The property will be offered by online auction (AuctionsPlus) to be held on Thursday the 25th of March 2021 commencing at 11.00am.

All interested parties that wish to participate in the Auction must pre-register to bid by visiting the AuctionsPlus website or by contacting Hamish Cooke at AuctionsPlus on 02 9262 4222, 0432 853 593, Email: 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 shall you have any queries relating to the sale documentation.

Vendor: David Andrew Ellis

Address: 23 Teddys Lane, Barham NSW 2732

Contract Terms

Deposit: 10%

Settlement Date: 90 days following the auction



Auction Process Continued

Improvements and Inclusions:

- House: all standard fixtures & fittings, all floor coverings & window furnishings including blinds and insect screens, all ceiling fans, freestanding oven/stove unit, rangehood, dishwasher, slow combustion heater, 5x split systems, electric hot water service, tv antenna, 2x concrete water tanks and associated pressure pump
- Farmland: all fixed fences, gates and irrigation infrastructure, 3" Garmin diesel pump & polyline to feed dams, 3x fiberglass water tanks at the shed (2x unplumbed), pressure pump at the dam
- Water: 10 MIL Water Entitlements, 826 MIL Delivery Entitlements, 36ML MIL Water Allocation (Subject to any MIL Stock & Domestic deductions) and all associated MIL shares on MIL Landholding No: W051A
- Plant & Equipment to be included in the sale are as follows:
 - 325hp Steiger Tractor (not running)
 - 4755 JD Tractor
 - 4250 JD Tractor (running but requires attention)
 - Deutz 100-06 FWA Tractor
 - 13ft O'Brien laser bucket
 - Flat top hay trailer (on farm only)
 - Qty new perlins (4" & 6") and corrugated iron to extend workshop
 - 2x overhead fuel tanks
 - New fencing material including qty concrete posts, qty ring lock, qty barb wire, qty plain wire, qty galvanised posts
 - Approximately 30 steel cattle yard panels

Exclusions:

- All personal belongings including garden ornaments
- All plant & equipment not noted as an inclusion
- All plant & equipment belonging to the tenants

Special Conditions will include:

- All standard conditions for the auction sale of a rural property in NSW are to be included in the contract for sale.
- The purchasers are granted agricultural access to the land following the auction for field preparation and the grazing of livestock. Public liability insurance is required by the purchasers prior to entering the property and common courtesy must be shown to the vendors and the tenants of the homestead during this period.
- The property, fencing, irrigation, building & working infrastructure, plant & equipment are purchased in their current condition.
- No warranty is given to the equipment and the quantity thereof and it is being offered on an as is where is basis. Furthermore, the items are to become the responsibility of the purchasers immediately following the auction.

Executive Summary

- 382.58 hectares / 945.35 acres situated in the Southern Riverina just 21km north of Wakool, 51km north east of Barham and 60km west of Deniliquin. The holding comprises of 2 freehold titles (945.35 acres) with an adjoining Crown Lease of approximately 24.68 hectares or 61 acres
- Warm breeding and fattening country with frontage to the Cochrane & Jimaringle Creeks, both seasonal creeks lined with established red gum and box timbers ideal for livestock shelter
- Double brick homestead featuring four bedrooms, dining room, spacious lounge room, kitchen with electric appliances, store room, large Masport slow combustion heater, Daikin & Fujitsu split systems in the lounge room and bedrooms, renewed floor covering and blinds, added insulation, one bathroom, a second shower in the laundry, second toilet adjoining the rear of the home and an enclosed sun room. The original section of the homestead dates back to the mid 1800's with period features including high ceilings and Murray Pine flooring inside, whilst the exterior presents with traditional red brick, corrugated iron roof and large verandas with bricked and concrete pillars. The homestead is situated within a low maintenance garden setting
- Shedding includes a 75x20ft shed/workshop with two bays concreted, service pit, power including 480 volt plug, lighting, work benches with pedestal drill and bench grinder. A secure shed is situated nearby the homestead and offers concrete, power, lighting, shelving, roller and PA doors. A hay/machinery shed is present however requires a new roof
- Secure water supply with a main MIL supply channel traversing through the property in an east west direction, an X-Large delivery outlet, Stock & Domestic outlet, 10 MIL Water Entitlements and 826 MIL Delivery Entitlements
- Irrigation development consists of 90 acres of lasered border check layout with bay outlets in addition to traditional irrigation fields
- Stock watering points consist of 5 dams fed from the MIL stock and domestic outlet, a 3" Garmin diesel pump and 80mm ID poly line
- Fenced into two main paddocks with fencing in fair to good order, the southern and eastern boundaries having been renewed in recent years
- An arable area of 700 acres (plus) with a healthy mix of soil types suitable for a range of farming activities
- Held by the Ellis family for 100 years, the offering of 'Cochrane Creek' presents as an exceptional opportunity for those looking to secure a mixed farming property with quality soil types and water supply. A selection of tractors and machinery along with general farming equipment will be included in the sale with an inventory list available upon request
- Offered due to retiring vendors, 'Cochrane Creek' presents as an ideal first farm, add on or agri investment opportunity. It will be offered by Auction via the AuctionsPlus online platform on Thursday the 25th March 2021 commencing at 11.00am.



'A QUALITY BROADSCALE CROPPING & LIVESTOCK OPPORTUNITY'

District Overview

'Cochrane Creek' Burraboi is located 21 km north of Wakool, 51 km north east of Barham, 60 km west of Deniliquin, 769km south west of Sydney and 335km north of Melbourne.

Situated within the Murray River Council region of New South Wales and close to the Victorian border, the nearby township of Deniliquin is world famous for its annual Deni Ute Muster, is located on the banks of the beautiful Edward River and has a population of 7,500. The regional centre offers excellent agri services, ample accommodation, sporting clubs, recreational clubs, hotels, shopping facilities and a Vline bus service to and from Melbourne and the Melbourne International Airport. Air services to Sydney and Melbourne are from Swan Hill and Albury, whilst the Deniliquin airport located south of town is fully serviced and offers local, charter and general aviation services. Deniliquin is well serviced by the education sector. The town has 3 public primary schools, a catholic primary school, a public high school and an independent K-10 school (Deniliquin Christian School). It features a TAFE NSW Campus, which is part of the Riverina Institute of TAFE. Surrounding primary schools include Mayrung, Blighty and Conargo.

Deniliquin is a service centre for the surrounding agricultural region. The region includes both dryland and irrigated areas. The dryland areas support grazing, in particular beef cattle, prime lamb and wool growing. Deniliquin is home to many famous Merino studs and the saltbush plains produce quality medium class wool. The irrigated areas produce a range of high yielding crops. Rice is a popular summer crop with the largest rice mill in the southern hemisphere located in Deniliquin, producing large packs and bulk rice for export markets. Deniliquin is also the headquarters of Murray Irrigation Limited, an irrigator owned private company and one of the largest privately owned irrigation supply

companies in the world. Murray Irrigation manages the operations of the Berriquin, Deniboota, Denimein and Wakool irrigation areas in the Murray Valley. These areas produce 50% of Australia's rice crop, 20% of NSW milk production, 75% of NSW processing tomatoes and 40% of NSW potatoes. Sawmills in the area process timber harvested from the River Red Gum forests, lining the Edward and Murray floodplains.

As the largest town in the south western Riverina, there is a range of government and commercial services to residents of the town and the surrounding area. Excellent livestock sale facilities are located across the Riverina both in fat and store markets such as Deniliquin, Echuca, Swan Hill, Corowa, Finley, Wodonga, Bendigo, Wagga Wagga, Shepparton and Euroa. Deniliquin holds fortnightly sheep and cattle fat sales and scheduled store sheep sales are held throughout the year. Weekly fat cattle sales are conducted at Wodonga, Wagga Wagga and Shepparton. Hay also features 3 major store sheep sales held during the spring. Commercial abattoirs are located at Brookland, Wodonga, Junee, Wagga, Gundagai and Cootamundra. Cattle feedlots are situated at Burraboi, Finley, Cootamundra, Ladysmith, Leeton and Griffith. Numerous grain receival sites are situated nearby at Burraboi, Barham, Moulamein, Wakool and Deniliquin.

The Southern Riverina area is highly regarded for its proven cropping ability with local programmes generally consisting of winter cereals, legumes and oil seeds whilst rice, tomatoes, soybeans, corn, sorghum and millet are commonly grown with the support of irrigation during the warmer months from October to April. The introduction of cotton has also been welcomed by many within the region and is now grown locally with cotton gins located south of Hay and at Darlington Point.

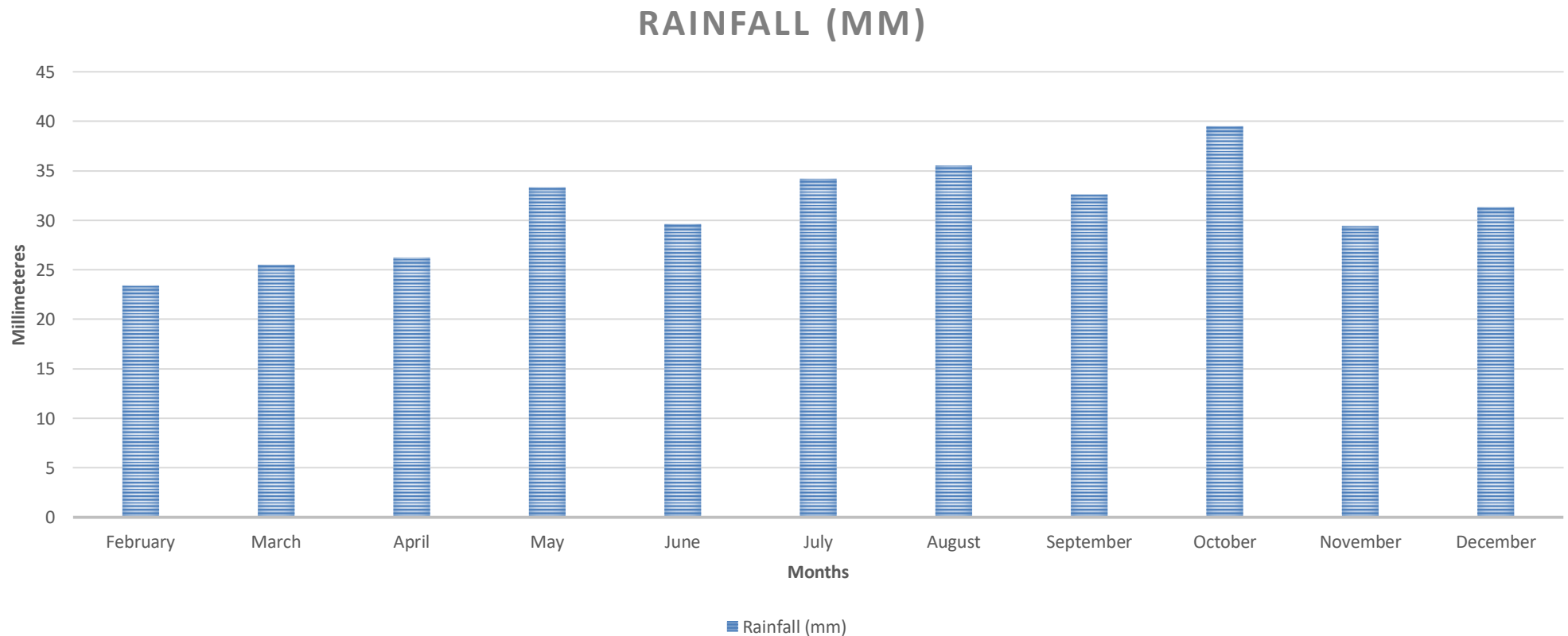
Location



Climate

'Cochrane Creek' is located within the Burraboi/Wakool district west of Deniliquin, a district which enjoys an average annual rainfall of 357mm or 14 + inches. The distribution of rainfall is predominantly throughout the winter months with an autumn break typically in the 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 obtained from the Bureau of Meteorology.



*Average monthly rainfall from 1928 to 2019



General



PROPERTY DETAIL	DESCRIPTION
Address	1825 Rangemore Road, Deniliquin NSW 2710
Title Particulars	Lot 722 DP 109353, Lot 4 Auto Consol 7315 -71, Lot 13 Auto Consol 7315 -71, Lot 45 Auto Consol 7315 -71
Local Authority	Murray River Council
Rates	\$4,019.73 per annum (approx.)
Zone	RU1 Primary Production
Road frontages	Rangemore Road
Creek Frontages	Cochrane and Jimaringle Creek

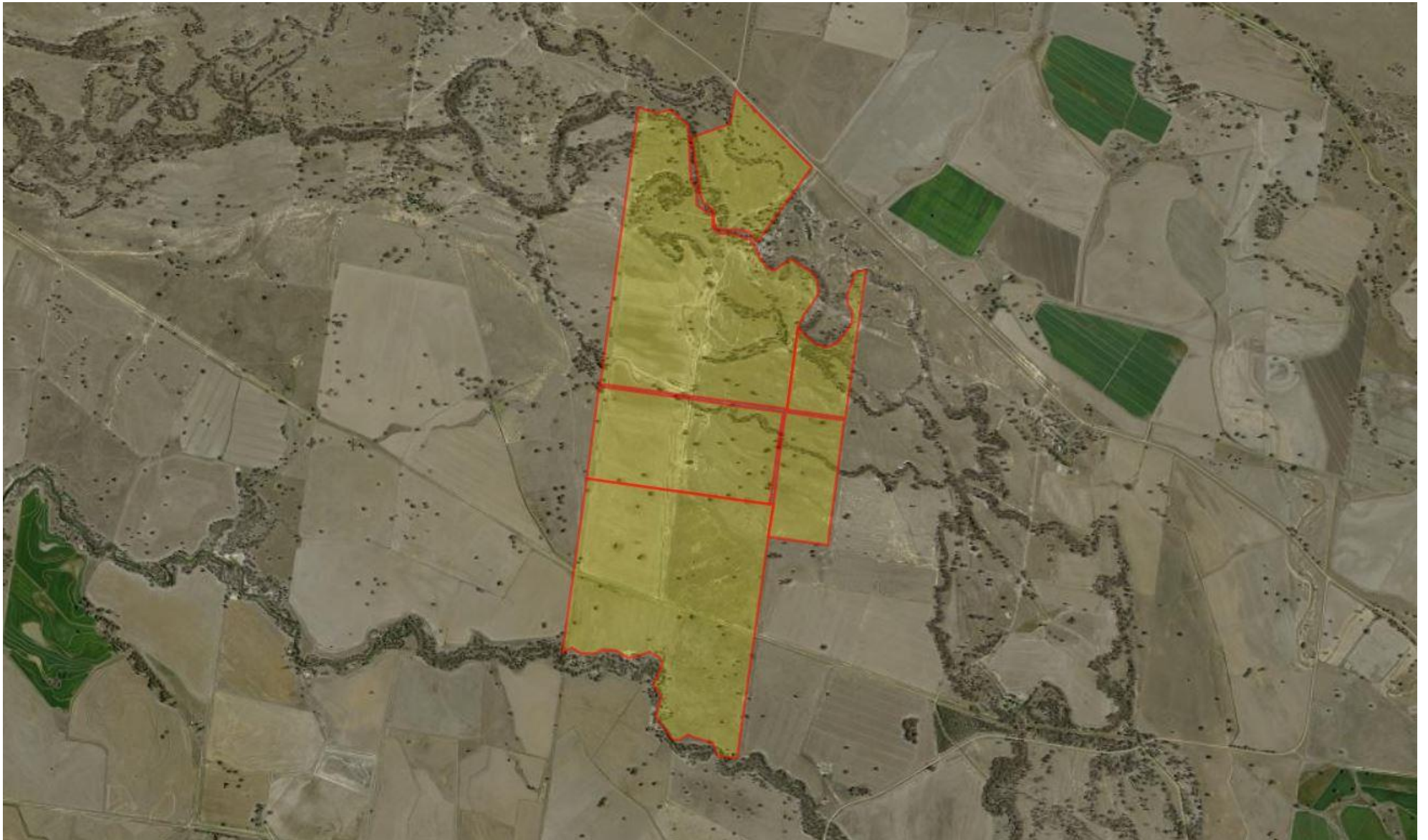






MILCA

Property Maps



Property Maps



Schedule of Lands

LOT/PLAN	LOCAL GOVERNMENT AREA	AREA (HECTARES/ACRES)
Lot 722 DP 109353	Murray River Council	31.71 hectares / 78.355 acres
Lot 4 Auto Consol 7315 -71	Murray River Council	180.898 hectares / 447 acres
Lot 13 Auto Consol 7315 -71	Murray River Council	129.5 hectares / 320 acres
Lot 45 Auto Consol 7315 -71	Murray River Council	40.469 hectares / 100 acres
	TOTAL	382.58 hectares / 945.35 acres
Crown Land Licence	Murray River Council	24.7 hectares / 61 acres





LOCATED IN THE HEART OF THE RIVERINA FOODBOWL

Disclaimer

CONFIDENTIALITY

The contents of this document are confidential and are produced for your personal use and not for distribution to any other person or corporation without prior written notice to Elders Real Estate.

COPYRIGHT

This document is subject to copyright.

DISCLAIMER

Elders Real Estate takes no responsibility for any errors, omissions or discrepancies, if any, in the enclosed particulars which have been compiled from information supplied to us by the vendor and other sources, and are subject to withdrawal without notice. All maps and areas are approximate only and are only given for guidance purposes.

This document and any advertising material are for promotional purposes only and are not to be relied upon as a guarantee of performance or productivity of the said properties. All intending purchasers should satisfy themselves by inspection and make their own enquiries and investigations about the property and satisfy themselves thereon.

FINANCIAL INFORMATION

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.

