



Karbarook

MILBRULONG, NSW

Information Memorandum

Elders



SALE DETAILS

'Karbarook' 582 French Park-Bullenbung Road, Milbrulong NSW 2656

Under the instructions of the Simpson family of 'Boongara' 1930 Oaklands Road, Jerilderie NSW 2716

For sale by Auction via Auctions Plus

11am Friday 5th March 2021

Inspections strictly by appointment with the exclusive Elders selling agents

eldersrealestate.com.au/22634005

EXCLUSIVE SELLING AGENTS

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Elders Rural Real Estate Wagga Wagga

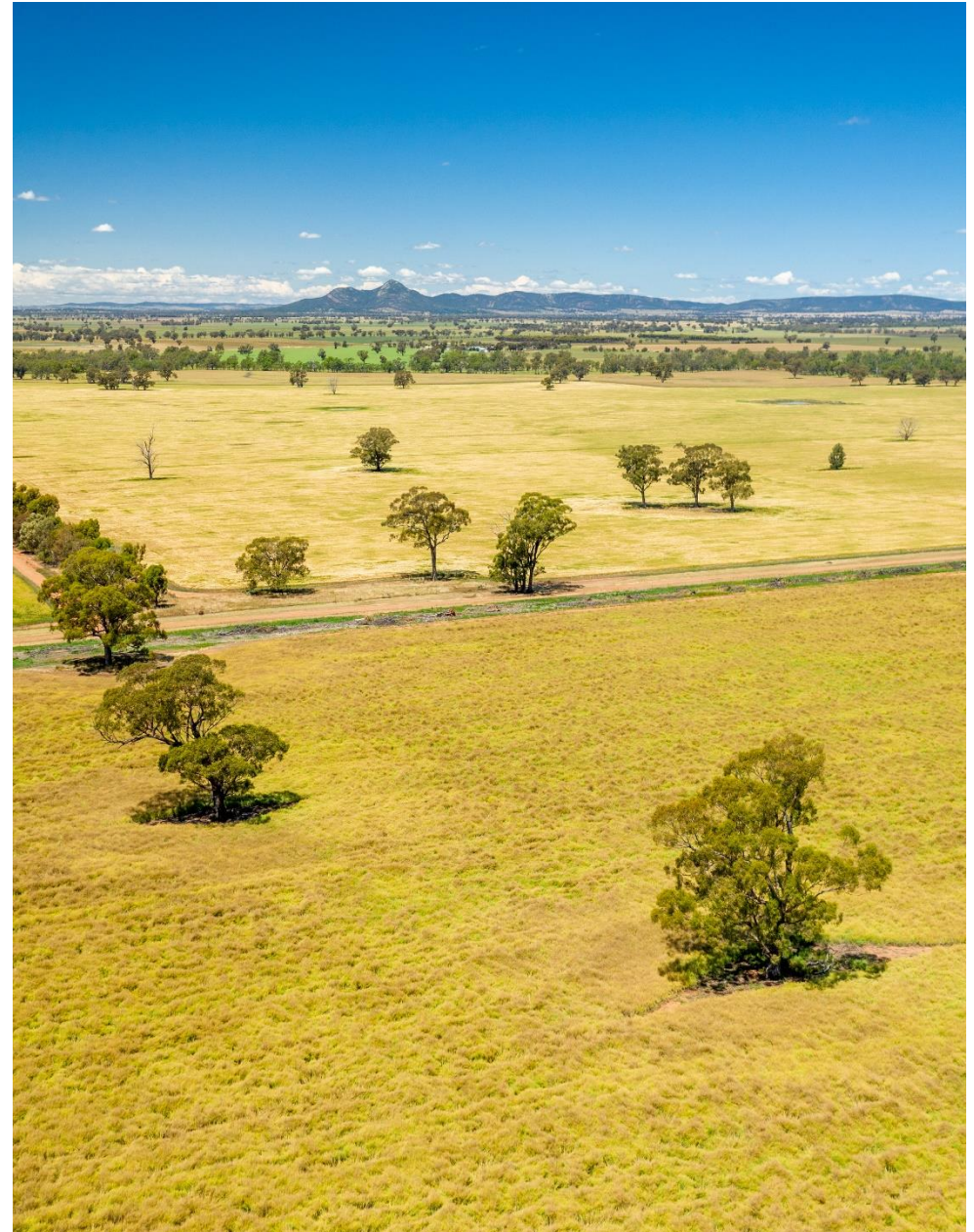
15/27 Kincaid Street

Wagga Wagga NSW 2650



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INTRODUCTION

Elders Rural Services Australia Limited have been formally instructed to offer for sale the property 'Karbarook', a highly productive mixed farming property situated in the tightly held Milbrulong district in Southern NSW.

'Karbarook' is to be offered by auction via AuctionsPlus at 11am Friday 5th of March 2021.

KEY FEATURES

- 954.2ha/2358ac prime farming country situated 50km south west of Wagga Wagga
- Original 4br brick homestead with tennis court and scenic views of 'The Rock' and surrounding mountains
- Fertile soils consisting of red to grey clay loams with excellent fertiliser, chemical and direct drilling history
- Fenced into 15 main paddocks with quality fencing, laneway system, large stock dams, tree line plantations, gravel quarry with an agreement with Lockhart Shire
- Bullenbung Creek frontage with warm sheltered breeding and fattening country
- Large set of steel sheep yards, cattle yards, seed silos, workshop, multiple machinery and hay sheds
- Presenting 1850ac of arable country with a crop rotation that includes wheat, canola and field pea fallows
- Well nurtured and developed by the àBeckett/Simpson family since acquiring the holding in 1930.

LOCATION

'Karbarook' is located just a few kilometres north of the small rural village of Milbrulong. The name Milbrulong is derived from the local Aboriginal word Mulbirrang meaning "Rosella parrot". Milbrulong is a village situated 15 kilometres east of Lockhart and 25 kilometres west of The Rock. Originally located about 2km south during the early 1890's, the village moved north with the establishment of the railway line through the current location. By 1900, a school, hotel, store and smithy were in place. The town thrived in the early days, but never developed as was planned. The reasons were many and varied, however Milbrulong reached its heyday in the first thirty years of the 1900s. It has slowly declined in populations since then, and while the once popular services are no longer provided, with the school closing its doors in 2014, Milbrulong is considered by those who love it as a very good place to live.

The Lutheran Church and Cemetery is located just outside of the village, with the Milbrulong State Forest, great for horse riding and other recreational activities nearby. A highlight in the region is the National Pico light fly-in, which is hosted annually in Milbrulong in September each year.

The primary industry around Milbrulong is agriculture. The gently undulating farmland is highly regarded for its ability to produce high yielding winter cereals, fodder, prime beef, fat lamb and quality wool clips.

The property enjoys an extensive list of services amongst a list of notable townships including Lockhart, Wagga Wagga, Holbrook 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 Wagga Wagga, Barnawartha and Corowa. Grain receival sites are situated at Milbrulong (GrainCorp), Lockhart and Wagga Wagga whilst commercial abattoirs are located at Wagga Wagga, Wodonga, Junee, Gundagai and Cootamundra. Large scale cattle feedlots are situated at Conargo, Cootamundra, Ladysmith, Leeton and Griffith.

Wagga Wagga (population of approximately 65,000) is located around 50km east of 'Karbarook' making it a convenient rural location. The Wagga Wagga airport is serviced by Qantas Link and Regional Express to and from Melbourne and Sydney. The Albury airport (120km) is serviced by three major airlines in Qantas Link, Regional Express and Virgin Airlines all with regular daily flights. Coach and intercity rail services are readily available from Wagga Wagga and Albury.

Lockhart (population of approximately 820) is situated 22km west of 'Karbarook' and offers agri service centres, grain receival sites, primary and high schools, hotels, sporting clubs & shopping facilities.



CLIMATE AND RAINFALL

Temp (1914 – 2020)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
Mean max temp (°C)	32.9	32.4	29.2	23.6	18.7	14.8	14.2	16.0	19.8	23.5	27.7	31.1	23.7
Mean min temp (°C)	16.3	16.3	14.0	9.4	6.1	3.6	3.2	4.1	6.3	8.8	11.8	14.6	9.5

Rainfall (1991 – 2020)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
Mean rainfall (mm)	32.9	36.4	34.0	26.5	31.3	41.9	38.2	37.3	36.2	34.2	44.1	39.9	432.4

* Milbrulong summary of statistics – Bureau of Meteorology



PROPERTY BACKGROUND

'Karbarook' was purchased by the Beckett/Simpson family in 1930 and has been nurtured and developed by the family for almost a century. It's proven loam and clay loam soils have an excellent fertiliser, chemical, direct drill/minimum till and crop rotation history. The 2020 crops consisted of wheat, canola and barley whilst vetch crops were grown as brown manure crops. The brown manure program has been implemented by the vendors for nitrogen input and to retain moisture with excellent results achieved.

GENERAL PROPERTY DETAILS

ADDRESS	'Karbarook' 582 French Park-Bullenbung Road, Milbrulong NSW 2656
LOCAL AUTHORITY	Lockhart Shire Council
ZONE	RU1 Primary Production
COUNCIL RATES	\$7,504.00 per annum (approx.)
PROPERTY SERVICES	Electricity, Telephone, Mobile phone coverage, Satellite internet
ROAD FRONTAGES	Road frontage to the French Park-Bullenbung Road, & Slys Lane





SCHEDULE OF LANDS

LOT	PLAN	TENURE
1	220036	Freehold
1	230059	Freehold
107	722788	Freehold / Crown Licence
18	754536	Freehold
50	754536	Freehold
51	754536	Freehold
58	754536	Freehold
23	754566	Freehold
24	754566	Freehold
27	754566	Freehold
28	754566	Freehold
60	754566	Freehold
1	1093292	Freehold
2	1093292	Freehold
4	1228732	Freehold
2	230059	Freehold
<p>954.25 Hectares – 2,357.95 Acres Crown Licence Area: 15.78 Hectares – 38.99 Acres</p>		







WATER

The vendors have had a real focus on water with catchment dams situated in all paddocks excluding the Hill Paddock where a tank and trough system is utilised. The majority of the dams have been desilted in the past three years whilst the balance were desilted during the millennium drought.

The property presents with frontage to the Bullenbung Creek, a seasonal creek located nearby the eastern boundary of the property. The warm creek country presents with excellent shelter and is an ideal area for cattle breeding and fattening, off shears sheep or a safe and secure spot for ewes on the point of lambing.

Water to the homestead is via tanks plumbed from the house and sheds. The lawns, gardens and surrounds are serviced by a windmill & tank system. The windmill draws from a large catchment dam and pumps to a tank next to the workshop and is then pressurised via a pressure pump to the various taps around the house and gardens.



LAND & PRODUCTION

'Karbarook' presents with an arable area of 755 hectares or 1865 acres (80% Rounded). The balance of the property is utilised for livestock breeding and fattening and in average seasons carries around 500 – 600 merino ewes.

The arable country presents with an excellent fertiliser, chemical, direct drill/minimum till and crop rotation history. In 2013 the vendors applied 2.5 tonnes to the hectare of lime (blanket spread) across all the arable country whilst gypsum is spread across the paddocks prior to canola sowing for calcium and sulfur input in addition to soil conditioning purposes.

'Karbarook' has been strategically divided into 15 main paddocks with quality fencing, laneway system, large stock dams and tree line plantations. It presents as an exceptionally clean and healthy property with an excellent balance of soil types, broadscale cropping paddocks coupled with undulating stock country and sheltered creek flats.

A gravel quarry is located in the North-Western corner of the property abutting the French Park-Bullenbung Road. An agreement with the Lockhart Shire is in place and could continue with an incoming purchaser.

2020 Production Figures

Variety	Yield Average
Barley – Planet	7 tonne per hectare
Canola – Hybrid	2 tonne per hectare
Wheat – Trojan	6 ½ tonne per hectare

Paddock	Area (ha)	2017	2018	2019	Year 2020	2021	2022
Karbarook							
Gravel Pit	30						
Middle Hill	20						
Hill	10						
House	13						
Ashcrofts	32	C	W	V	C	W	V
No 1	83	W	B	V	C	W	V
No 2	68	W	C	W	V	C	W
Nth Cemetery	117	W	Past	C	W	V	C
Sth Cemetery	135	Past	C	W	B	V	C
Woolshed	90	C	W	B	V	C	W
Gordons	80	W	W	V	C	W	
Western Swamp	30						
South Swamp	60	W	FB	C	W	FB	C
Swamp	118						
Roys	40	W	FB	C	W	FB	C
Total Area		926					
Arable Area		755					
Wheat	W	448	202	203	217	195	158
Wheat u/s	W u/s	0	0	0	0	0	0
Wheat Grazing	W g	0	0	0	0	0	0
Canola	C	122	203	217	195	158	352
Barley	B	0	83	90	135	0	0
Barley u/s	B u/s	0	0	0	0	0	0
Faba Beans	FB	0	100	0	0	100	0
Field Peas	FP	0	0	0	0	0	0
Rice	R	0	0	0	0	0	0
Vetch	V	0	0	195	158	252	115
Pasture	Past	135	117	0	0	0	0
Crop Total		<u>705</u>	<u>705</u>	<u>705</u>	<u>705</u>	<u>705</u>	<u>625</u>
Crop % of arable area		<u>93%</u>	<u>93%</u>	<u>93%</u>	<u>93%</u>	<u>93%</u>	<u>83%</u>
Canola %		<u>17%</u>	<u>29%</u>	<u>31%</u>	<u>28%</u>	<u>22%</u>	<u>56%</u>
Brown Manure %		<u>0%</u>	<u>0%</u>	<u>28%</u>	<u>22%</u>	<u>36%</u>	<u>18%</u>
Break Crop %		<u>17%</u>	<u>29%</u>	<u>58%</u>	<u>50%</u>	<u>58%</u>	<u>75%</u>
Sown Pasture %		<u>19%</u>	<u>17%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>



WORKING IMPROVEMENTS

'Karbarook' offers good practical working improvements of purpose and function. These improvements include multiple machinery sheds: 48x20ft, 36x20ft, 30x30ft, 2x 60x30ft hay/machinery sheds, a secure workshop, 40x30ft barn/storage shed, grain complex consisting of 4x45 tonne Kotzur cone-based silos, 1x 50 tonne Kotzur cone based fertiliser silo, 2x flat bottom silos approximately 100 & 70 tonne capacities each, large set of steel sheep yards, steel cattle yards with crush and loading facilities.





ACCOMMODATION

Homestead

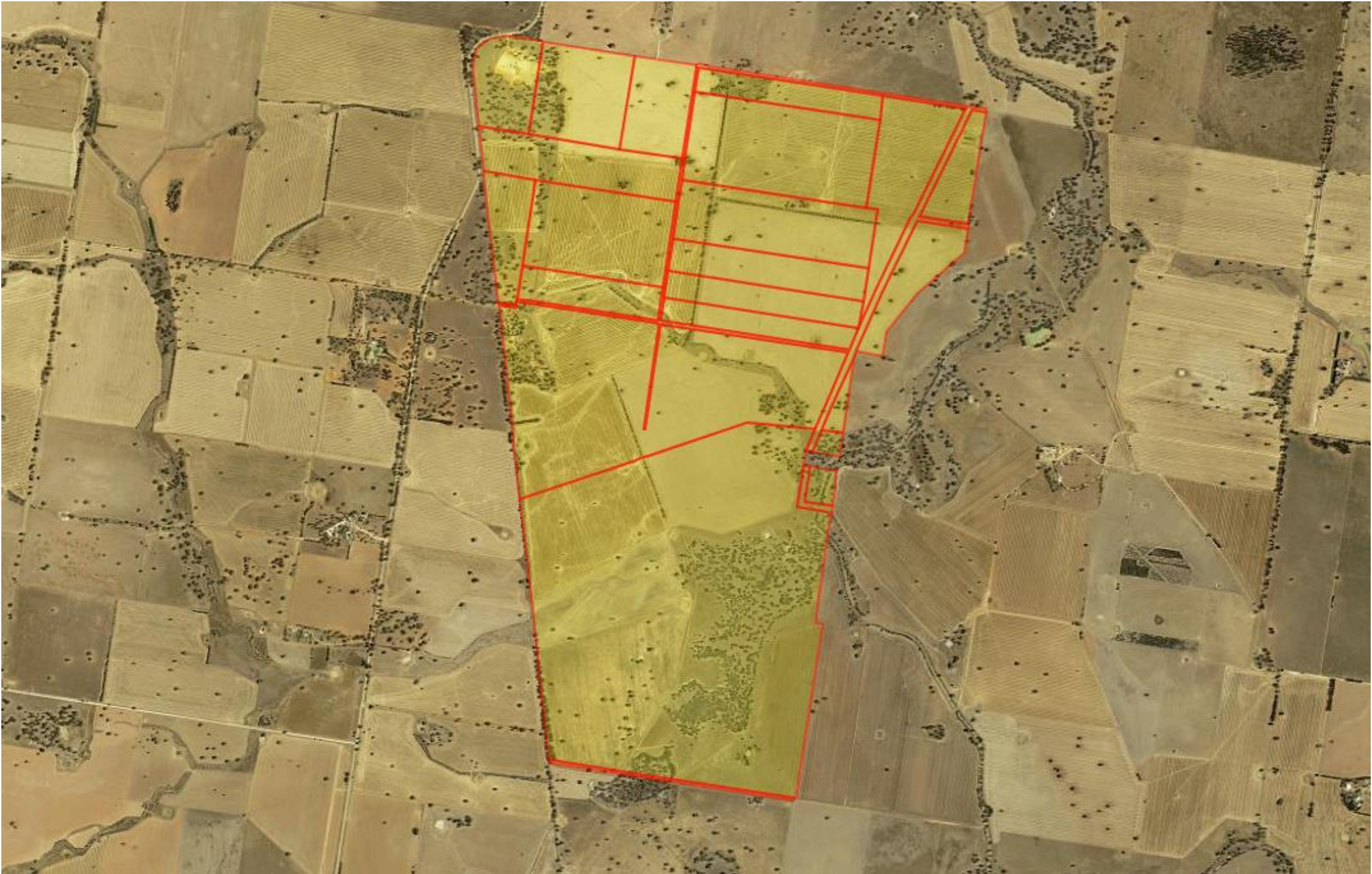
An early 1900's homestead with easterly aspect takes in views of 'The Rock' and surrounding mountain side and offers four bedrooms, bathroom and ensuite, kitchen with under bench oven and ceramic cooktop. The double brick homestead features pressed metal ceilings, slow combustion heater, Fujitsu split systems and is set amongst a low maintenance lawn and garden with tennis court.











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