

Property Report



156 Morton Road
Rochester, VIC, 3561.

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PROPERTYREPORT

Property Address: 156 Morton Road, Rochester, VIC, 3561.

Description: 84.05 ha irrigated grazing property. Operating as Camel Dairy

Offered in Separate Lots: **Home Farm:** 45.15 Ha – Irrigated Farm with all improvements
Outpaddock: 38.90 Ha – Dryland cropping/grazing
Bore Water 1: 27 megs Campaspe Deep Lead Water Rights
Bore Water 2: 50 megs Campaspe Deep Lead Water Rights
Bore Water 3: 75 megs Campaspe Deep Lead Water Rights
Bore Water 4: 100 megs Campaspe Deep Lead Water Rights

LAND DETAILS

Title Particulars: The property is described as:

Lot 2 on Plan of Subdivision 624924 Volume 11137 Folio 202.
Search Date: 18/01/2022.
Crown Allotment 25 Section E Parish of Diggorra Volume 10043 Folio 119.
Search Date: 18/01/2022.

Title Notifications: Registered Proprietor: Camilk Property Pty Ltd (ACN 615 034 761)
Caveat/Covenant: None
Mortgage Details: None

Land Area: Total land area of the property is **84.05 ha** or thereabouts.

Location: The property is located within the Campaspe region of Northern Victoria, approximately 6 kilometres west of Rochester. The land comprises 2 adjacent parcels situated on the northern and eastern sides of Morton Road. The property is located within an area with a variety of land use activities with the predominant ones being irrigated rural properties.

Rochester has a population of approximately 2,652 and is located 185 kilometres north of Melbourne and 29 kilometres south of Echuca and 63 kilometres northeast of Bendigo. Rochester is a medium sized township situated in the middle of an agricultural. pastoral and irrigation district.

Site Description: The property comprises two irregular shaped, mainly level parcels of land, divided by Morton Road. A drainage channel extends through the western (dairy block) parcel of land. Morton Road is a formed, bitumen surfaced road providing all weather access to the property.

Encumbrances: There are various easements for drainage and water supply purposes on the property. These are not considered to be detrimental to the value of the property.

Examination of the title copies indicates that there are no detrimental easements or encumbrances on the subject property and this appraisal assumes no such easements, encumbrances or covenants have been registered since the date of the title search.

Services: Electricity, telephone, sealed road, septic sewer system, tank water, bore water.

Property Description:

Topography & Soil Types The property is best described as being mainly level with the main soil types being red / brown loams and clay loams known as Wano Loam and Wano Clay Loam. These soil types are suitable for the irrigation of perennial and annual pastures provided adequate drainage is available.

Land Use: The land situated on the northern side of Morton Road (Home Block) has been lasered in accordance with a whole farm plan providing an estimated 38 hectares of irrigation layouts. The home block is currently sown to approximately 20 hectares of lucerne, with the balance to annual pasture.

The eastern 'outpaddock' parcel of land is currently farmed on a dry land basis and is sown to annual pasture for fodder production.

Stock Water Stock water is supplied via a reticulated system with a pipeline to concrete water troughs to most areas of the 'Home' farm. There is 1.95 megalitres of Zone 4 Campaspe (stock & Domestic) water delivered via a syndicated pipeline delivery system as operated by *Campaspe Water Incorporated (ABN: 45 864 616 556)*

Drainage The property has a recycle system in place, draining all areas of the Home Block to a 3 megalitre recycle dam. Off farm drainage is available via the Goulburn-Murray Water drain running through the centre of the Home Block and along the northern boundary of the property. The Outpaddock parcel has a recycle system featuring a large recycle sump, however, this is now near obsolete due to being farmed on a dryland basis.

Fencing / Subdivision The property is very well fenced (for camel stocking) with all boundary fencing comprising 1.9 metre high, specialised camel fencing constructed of stock mesh with treated pine and steel posts. The internal fencing mainly comprises new, electrified fencing of treated pine posts and steel posts and plain wire construction.

The dairy complex is fenced with 2 metre high chain mesh security fence. The land surrounding the dairy complex has been fenced into three (3) small feedlot paddocks with large shelter sheds, six (6) camel grazing paddocks and seven (7) lucerne paddocks. These paddocks are accessed by a fenced internal laneway system allowing ease of camel handling. The balance of the farm is fenced into larger paddocks for the grazing of the dry camels and for fodder production.

Water Supply

Type of Entitlement: Groundwater Licence
Supply Authority: Goulburn-Murray Water
Water Source: Campaspe Deep Lead
Licensee: Property Owner
Entitlement No.: BEE016983
Volume: 252 megalitres

The property is not connected to the Gou/bum-Murray Water irrigation system. But has 1.95 megalitres of S&D water supplied via a syndicated pipeline delivery system with *Campaspe Water Incorporated (ABN: 45 864 616 556)*

However, the property has a Groundwater Licence for a deep lead bore. This bore has a history of being a good quality water supply. We understand that the bore is approximately 6 years old and is equipped with a submersible pump and electric motor capable of pumping 6 to 8 megalitres per day.

NB: The 252 megalitres of Bundled Entitlement BEE016983, will be auctioned separate to the 2 portions of the farm land. This water will be sold as 4 separate lots, being 27, 50, 75 & 100 megalitre parcels respectively, and these parcels will be auctioned on-line with AuctionsPlus.com.au simultaneously with the 2 portions of land.

Production History:

Agricultural potential and productive capacity are affected by factors including soil types, water availability, fertiliser inputs and production systems. More particularly the standard of management has considerable influence on productive capacity.

It must be noted agricultural productivity is substantially reliant upon prevailing seasonal conditions including amount and timing of rainfall, irrigation allocations, drought or other adverse seasonal conditions etc. Any departure from normal seasonal conditions could affect the carrying capacity as noted below.

The property is currently carrying a total of 340 camels including cows, bulls and calves. In addition, several paddocks have previously been cut for hay with in excess of 1,000 round bales being produced.

Environmental Risk:

We advise our general knowledge of the local Shire Contaminated Sites Register indicates the subject property is not included in this register. Furthermore, we are not aware of any proposal to include the property on any contamination register and at the time of inspection there were no apparent signs of contamination or pollution. Enquiries of management indicate the subject property does not have underground fuel storage tanks.

There are no visible signs of dangerous goods or chemicals storage on the property that are inappropriately stored or labelled.

There are no apparent environmental problems that may impact on the security. The occupier is not required to hold any licences or permits for the continuation of his agricultural enterprises.

Salinity: There does not appear to be any saline affected land on the property. The current owners have been using Gypsum & Dolomite Lime to improve any acidity &/or salinity levels in the soil in accordance with agronomy advice. The Vendors do not warrant or guarantee the quality or suitability of the soils for the future productivity of the property & advise that any prospective purchaser should conduct their own soil analysis testing.

Notifiable Stock Diseases There is no apparent incidence of any disease declared or proclaimed under state or federal legislation or of any exotic diseases in any of the livestock on the property. Furthermore, management did not advise of any such disease problems.

TOWN PLANNING

Zoning:

Authority:	Campaspe Shire / Campaspe Planning Scheme
Zoning:	Farming
Overlays:	None
Existing Use:	Camel milk farm

The property is zoned Farming under the provisions of the local section of the Campaspe Planning Scheme.

The current use conforms to the provisions of the scheme and we are unaware of any proposals or requirements that may affect the present or future value or sale prospects. This information was obtained from a copy of the Campaspe Planning Scheme as derived from the DPCD internet site.

Highest and Best Use:

Mixed farming livestock grazing and fodder production.

STRUCTURAL IMPROVEMENTS

Dwelling Description: The dwelling is approximately 65 years old and was measured to contain an enclosed building area of 158 sqm or thereabouts plus a front verandah of 10 sqm approximately and a rear verandah of approximately 25 sqm.

The house is of timber frame construction with weatherboard wall cladding, timber and aluminium framed windows, timber floor and a galvanised iron roof.

Accommodation comprises 4 bedrooms (2 with BIR's), bathroom (shower, bath, vanity, toilet), kitchen / meals area (timber cupboards, laminated benches, electric stove, single bowl stainless steel sink, walk in pantry), lounge / dining room (split system air conditioner, solid fuel heater, ceiling fan), laundry (double wash trough) and an enclosed rear porch.

Features of the dwelling include 2.5-metre-high ceilings, carpet, vinyl and ceramic tile floor coverings, ducted evaporative air conditioning and an updated bathroom.

The house is of timber frame construction with weatherboard wall cladding, timber and aluminium framed windows, timber floor and a galvanised iron roof.

Accommodation: Accommodation comprises 4 bedrooms (2 with BIR's), bathroom (shower, bath, vanity, toilet), kitchen / meals area (timber cupboards, laminated benches, electric stove, single bowl stainless steel sink, walk in pantry), lounge / dining room (split system air conditioner, solid fuel heater, ceiling fan), laundry (double wash trough) and an enclosed rear porch.

Fixtures and Fittings: Features of the dwelling include 2.5-metre-high ceilings, carpet, vinyl and ceramic tile floor coverings, ducted evaporative air conditioning and an updated bathroom.

Condition: The dwelling is a former settlement home, which has been extended. Overall the residence is in fair but sound condition. The curtilage area is of a basic standard.

The curtilage is accessed by a dual entry gravel driveway with new, automatic sliding gates to both entrances.

Other Improvements: A single carport of approximately 29 sqm is situated at the rear of the dwelling. It is planned to modify this building for use as a souvenir shop.

Other Improvements:

Former dairy (training shed)

Age: Approximately 20 years old
 Area: 165 sqm
 Frame: Steel
 Walls: Colourbond
 Roof: Colourbond, skillion
 Floor: Concrete

General: Former dairy shed. Good quality shed with one open side and one open end. Dairy pit has been filled to level the floor. Currently used as a workshop facility.

Stables

Age: More than 30 years old
 Area: 64 sqm
 Frame: Timber
 Walls: Corrugated galvanised iron
 Roof: Corrugated galvanised iron
 Floor: Earthen

General: A small set of stables comprising three loose boxes. In sound condition and used for camel calves.

Calf Shed

Age: More than 30 years old
Area: 58 sqm
Frame: Steel & timber
Walls: Galvanised iron to 3 sides
Roof: Galvanised iron, gable
Floor: Earthen

General: Standard shed with power connected.

Vet shed

Age: Approximately 20 years old
Area: 216 sqm
Frame: Steel
Walls: Metal clad to 2 sides
Roof: Metal clad, high clearance gable
Floor: Earthen

General: Good condition, utilised for camel husbandry.

Machinery Shed

Age: Approximately 7 years old
Area: 150 sqm
Frame: Steel
Walls: Zincalume, sliding doors
Roof: Zincalume, gable
Floor: Concrete

General: As-new shed in good condition. No power, 4.8 metre door height clearance.

Hay Shed

Age: Approximately 7 years old
Area: 216 sqm
Frame: Steel
Walls: Open
Roof: Zincalume
Floor: Earthen

General: As-new shed in good condition.

Dairy shed

Age: 6 years old
Area: 600 sqm
Frame: Steel
Walls: Zincalume side wall, open ends and side wall
Roof: Zincalume
Floor: Earthen & concrete

General: As-new clear span shed in excellent condition. Currently housing temporary milking plant. Ideally suited for large horse arena.

Processing shed

Age: 6 years old
Area: 150 sqm
Frame: Steel
Walls: Colourbond, coolroom panel
Roof: Colourbond, coolroom panel
Floor: Concrete

General: As-new fully enclosed shed in excellent condition. Currently housing temporary milk processing plant. Divided into several rooms including an air tight coolroom. This shed has been designed to meet stringent food processing requirements.

Camel Shelters x 3

Age: Approximately 7 years old
Area: 900 sqm
Frame: Steel
Walls: Metal deck
Roof: Metal deck
Floor: Earthen

General: As-new sheds in good condition. Each shed is 300 sqm. Would be well suited to convert into house stables.

AuctionsPlus On-line Auction

This property is to be sold in 6 separate Lots by way of on-line simultaneous auction

On-line bidding will commence at 11am on Thursday 21st July, 2022

A 5 minute computer controlled timer will control the auction close after 11.30am

The 'Home Block' will conclude firstly, followed by resetting of the timer, after which the 'Outpaddock' will then conclude, followed by resetting of the timer, there after all 4 parcels of 'Bore Water' will simultaneously conclude.

All bidders must pre-register with AuctionsPlus by 5pm Wednesday 20th July, 2022

6 Lots on Offer

Lot 1: "Home Block", 45.15 Ha, being all that land contained in Title Plan TP471239U, including all structural improvements, deep lead bore & listed chattels

Lot 2: "Out Paddock", 38.90 Ha, being all that land on the Eastern side of Morton Rd. as described being part Lot 2 on Plan PS624924S.

Lot 3: Being an amount of **27.0** megalitres of Campaspe deep lead bore entitlements to be derived from the subdivision of the Bundled Entitlement BEE016983

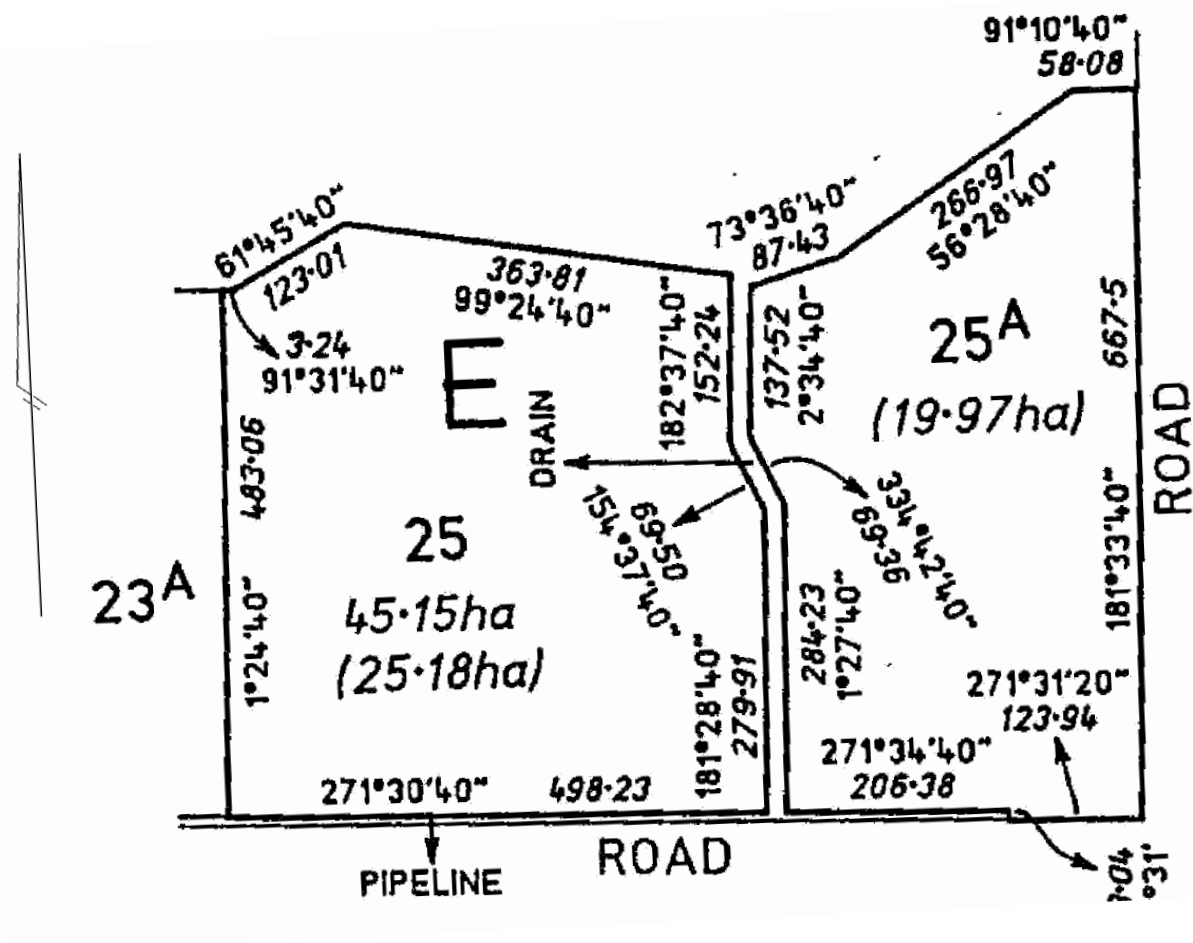
Lot 4: Being an amount of **50.0** megalitres of Campaspe deep lead bore entitlements to be derived from the subdivision of the Bundled Entitlement BEE016983

Lot 5: Being an amount of **75.0** megalitres of Campaspe deep lead bore entitlements to be derived from the subdivision of the Bundled Entitlement BEE016983

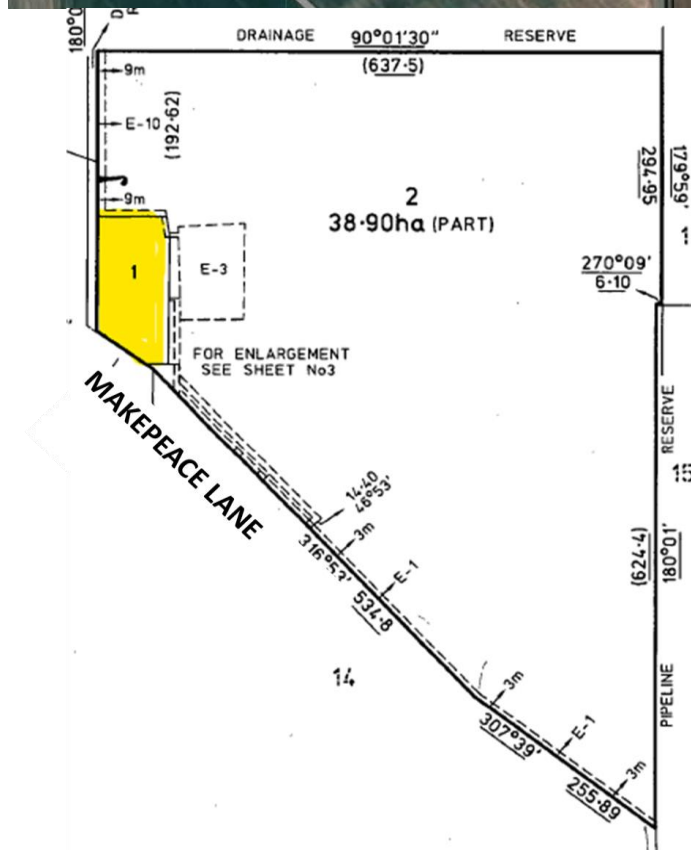
Lot 6: Being an amount of **100.0** megalitres of Campaspe deep lead bore entitlements to be derived from the subdivision of the Bundled Entitlement BEE016983

**All Lots will be sold on a non-contingent basis
in accordance with the relevant Sales Contracts & Governing Laws of Victoria**

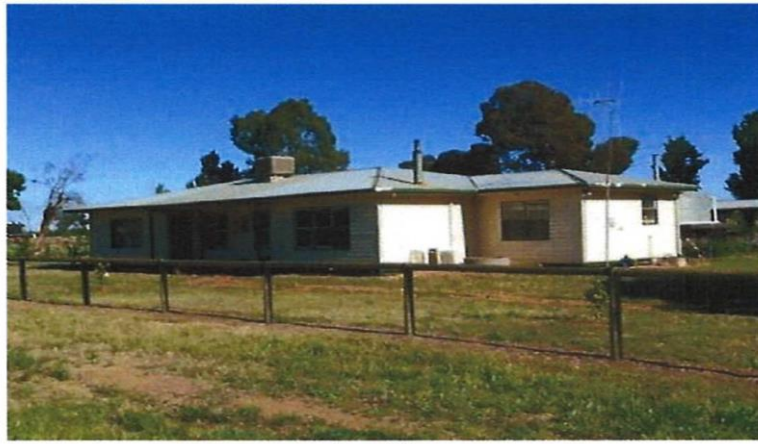
Lot 1: Home Block - 45.15 Ha - 156 Morton Rd. ROCHESTER



Lot 2: Out Paddock - 38.90 Ha - Lot 2 Makepeace Lane, ROCHESTER



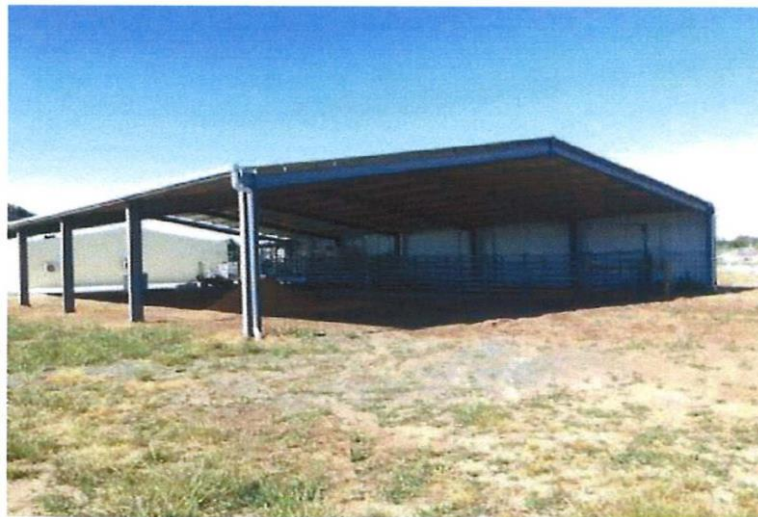
PHOTOGRAPHS



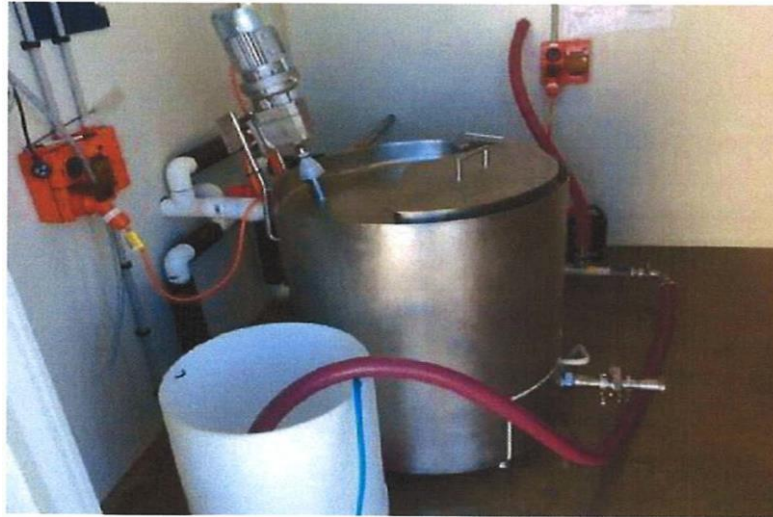
Dwelling



Processing shed/ Dairy shed



Dairy shed



Vat room



Pasteurising Room



Bottling Room



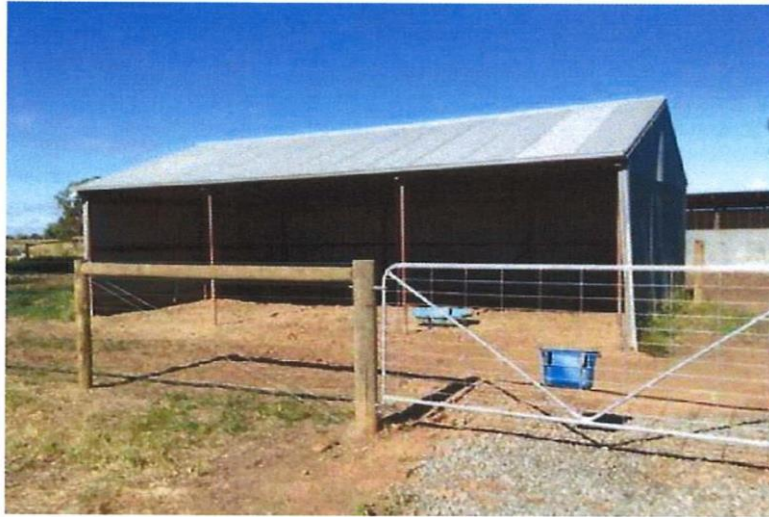
Cool Room



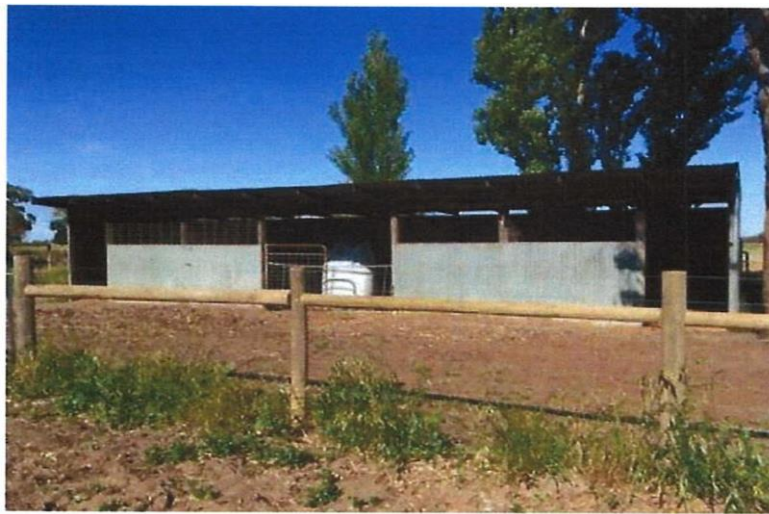
Skillion workshop facility



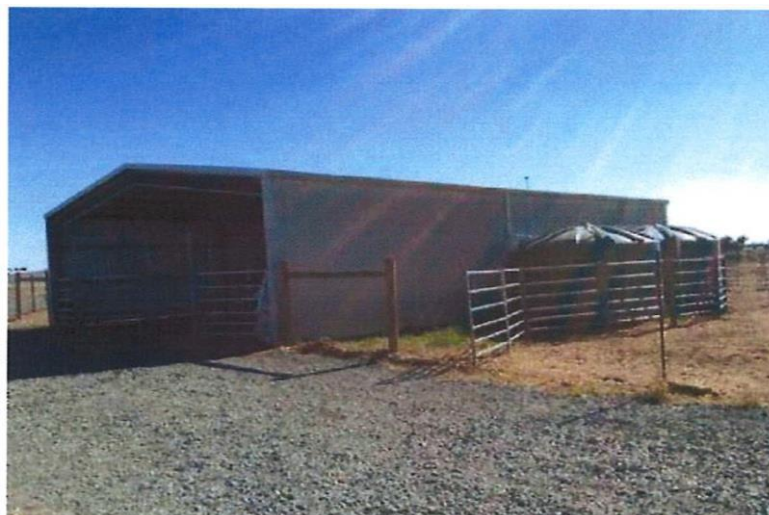
Hay shed



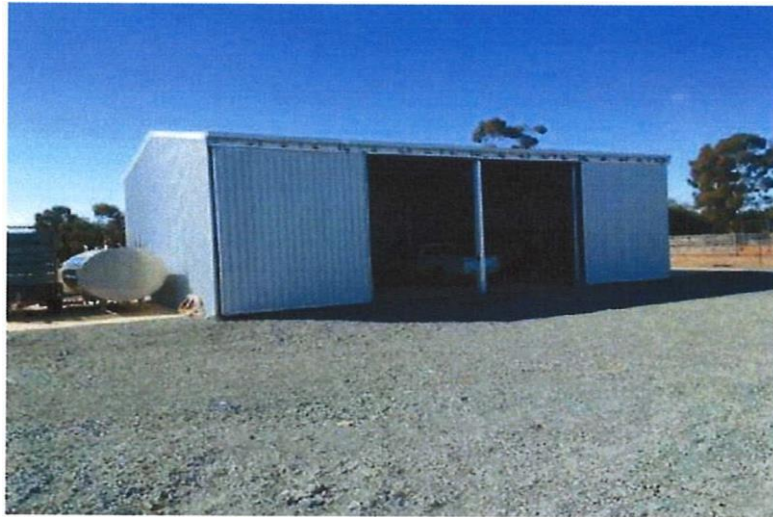
Calf shed



Stables



Vet shed



Machinery shed



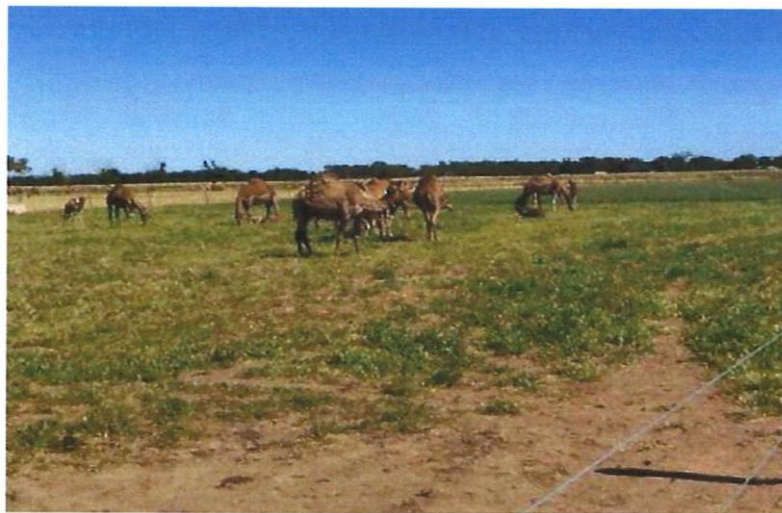
Camel shelter x 3



Internal fencing



Internal gate assembly



**Grazing paddock
(Lucerne)**



Grazing paddock



Pump/ bore site



Bay outlet - lucerne



Bore Irrigation Water



Boundary fence



Irrigation channel



Out Paddock Dryland Pastures

***There will be an Online Auction/Clearing Sale
On AuctionsPlus in early to mid August***