

“New Wallowa Downs”

298 Arthurs Road Telopea Downs Victoria 3420

2943 Hectares (7272 Acres) Freehold

**Including 2000 mL Water Allocation plus
13 established 50 ha circles & 6 centre pivots**



A prime example of progressive farming

The transition from a large grazing property to the current irrigation and cropping marvel has been a modern day success story.



SIMULTANEOUS INTERFACED eAUCTION
Friday October 23rd 2015 at 1.00pm (Vic)
At the Kaniva Shire Hall

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Introduction

We now call the property "New Wallowa Downs" as a tribute to the outstanding improvements established over recent years and the successful transition of land use. Telopea Downs as a district came under notice with an AMP Development from 1954. In recent years significant aggregation has occurred in the district attracting considerable interest from local and overseas buyers.

Over the years this property matured and developed as a large grazing holding and improvements were made to the buildings, housing and facilities. The vendors recognised the tremendous opportunity for large scale irrigation, horticulture and cropping.

The emphasis on cropping has seen the property converted to open cropping with boundary fencing and selected paddocks retained. There are some reticulated water points and the balance is supplied from dams. A powerful pump from the livestock and domestic bore will cater for expansion of water points if desired.

Soil Types

Over 1200 ha has been clay spread with rates of 300 to 370 tonnes/ha distributed over the irrigated area and surrounding cropped areas. The clayed areas have been substantially levelled to give very gentle undulations to facilitate efficient watering. The balance of the land has sandy undulating to flat country with the flats having heavier soils. Approximately 330 hectares is semi developed having been ploughed in recent years.

Irrigation & Bores

There are 4 irrigation bores drilled to an approximate depth of 170 metres and pumps from approximately 90 metres. Two bores are equipped with 300hp CAT diesel engines, 1 with 350hp Cummins M11 and 1 with John Deere 300hp diesel engine. All are powering turbine pumps. The pump sites are well set up (see photo). All pumps are interconnected with 15" mains teed to 10" mains to the centres of the pivot sites.

There are 13 x 50 ha carefully constructed centre pivot circles equipped with 3 Zimmatic electric pivots and 3 T & L hydraulic drive pivots. The interconnection allows the 6 pivots to run simultaneously delivering approximately 10 mm per day. Each circle is located on a 800m x 800m cropping site with the resultant 14 ha surround clay spread and dryland cropped.

Water Licence

The registered bores are currently licensed for the extraction of a massive volume of 2000.0 megalitres of water on a three year average.

Current Cropping

The approximate areas under crop on the circles and surrounds are:

6 x Canola 360 ha (300 ha irrigated)
 5 x wheat 300 ha (250 ha irrigated)
 1 x mustard 60ha (50 hectares irrigated)
 1 x lupins 60 ha (50 hectares irrigated)
 Total 780 ha (650 irrigated)

Additional cropped area on clay spread ground:
 Wheat 400 ha.

Total cropped area on natural ground:

Barley 655 hectares.

Lupins 175 hectares.

Approximate total 830 ha.

Approximate overall total 2010 ha

The crops are in very good heart as can be seen from the photographs taken in late August through to mid September.

Livestock

Although there are substantial livestock facilities grazing is currently restricted to opportunistic grazing of stubbles and remaining grasslands after harvest. There is tremendous potential to expand the grazing aspect if desired.

Location

The property is approximately 65 kms north of Kaniva and 85 kms north east of Bordertown (SA). Mainly bitumen roads with a short distance of metal road to the property. There are two airstrips on the property allowing north south and east west operation for agricultural spraying and private travel. Use of the airstrips is by consent of the Vendors only.

Diversity

The Vendors purchased the property with a view to horticulture, however, the land improvement has been centred around cereal crops. The opportunity to produce, Lucerne, exotic crops and fodder is enormous. Interested parties are invited to carry out a personal inspection to evaluate the potential for further sustainable farming.



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**SIMULTANEOUS
 INTERFACED eAUCTION**

Simultaneous Online Auction is interfaced with AuctionsPlus. Online bidders have to pre-register on the AuctionsPlus website.

Normal auction conditions including pre-registration will apply to the physical auction. Full conditions and procedures available in a separate document and online.





Structural Improvements

- Modern brick home with partially enclosed centre courtyard which is ideal for entertaining and alfresco dining. Comprises 5 bedrooms, 2 living areas and numerous home comforts. Well appointed kitchen with host of built-ins, electric and Argo wood stoves plus 2 split system air conditioners.
- Large machinery shed plus separate workshop.
- 8 bedroom shearers quarters with self contained amenities.

- 6 stand shearing shed (part equipped).
- Sheep yards with bugle race.
- 1 x 750 tonne Brock Silo.
- 3 x 115 tonne & 1 x 80tonne Sherwell silos. Total on farm storage approximately 1175 tonnes.
- Numerous water storage tanks.

Further particulars available from the Selling Agents including full particulars of the Simultaneous Interfaced Live Auctions (In room and online).

