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REAL ESTATE

Collie & Tierney

INFORMATION MEMORANDUM

92 & 93 Gordon Avenue, Colignan VIC



firstnationalrural.com.au



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Property Address:

92 and 93 Gordon Avenue,

Colignan VIC

Selling Agency:

First National Real Estate Collie & Tierney

67 Lime Avenue

Mildura VIC 3500

www.collieandtierney.com.au

Selling Agent:

Michael Pullen:

Rural & Lifestyle Specialist

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mpullen@collieandtierney.com.au





Our Company

Collie & Tierney First National Real Estate is built on a tradition of trust, knowledge and experience, has grown to become one of Australia's leading real estate companies.

The company uses a synergy of the most advanced technology, complimented by a large dynamic, experienced, and diverse team now numbering more than 35. Collie & Tierney is the only local Real Estate Agency that has a dedicated team of Rural and Lifestyle Real Estate Specialists. Consisting of Robert J Stephens, Lyle Massey, Fred Goldsworthy and Michael Pullen, all of whom have been involved in the local rural and farming industry and raised on or owning rural properties most of their lives. The directors regard their staff as partners in the business and select their team members as much for their people skills as for their experience in a given field, and their track record.

Today, more than six decades on from the formidable partnership that founded the company in the 1950s, their philosophy has never changed - act with honesty and integrity and always put the interest of their clients first.

Collie & Tierney continues to build on the strong foundation laid by the company's founders, striving each day to take real estate in our region to a new, higher level.





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Introduction

Collie and Tierney First National is pleased to offer for sale:

An established citrus growing orchard on five separate titles, consisting of approximately 40 hectares in total planted to 22 hectares of mixed citrus plantings and 12 hectares of bare land suitable for citrus plantings with a shared private diversion irrigation licence. All areas are watered by Overhead Spray Irrigation. Complimenting the business is an attractive 3 bedroom brick veneer dwelling with a separate garage.

The property is being offered with 2 megalitres of stock and domestic water supply but no permanent High Reliability water.





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Property Outline



INDICATIVE PROPERTY OUTLINE ONLY





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Sunraysia Region

The Sunraysia Region and Mildura Rural City is situated in Victoria's North West which covers around ten per cent of the states area. It's landscape ranges from precious Mallee vegetation to grain farms, intensive horticulture through irrigation, vibrant towns and the Murray River.

The region is Victoria's most significant producer of wine grapes, table grapes, dried fruit, citrus and almonds. With a population of over 60,000 Mildura is the commercial centre of the region and is the third largest transport distribution centre in Victoria and a major transport hub, linking Melbourne, Sydney and Adelaide.

A very popular tourist destination, boasting delicious local produce, award winning restaurants, wineries, breathtaking natural beauty and a glorious Mediterranean climate.

The city of Mildura has an extensive range of facilities and amenities, including one of Australia's biggest provincial airports.

Some useful web links about the region are as follows:

Wentworth Shire Council

www.wentworth.nsw.gov.au

Mildura Rural City Council

www.mildura.vic.gov.au

Mildura Development Corporation

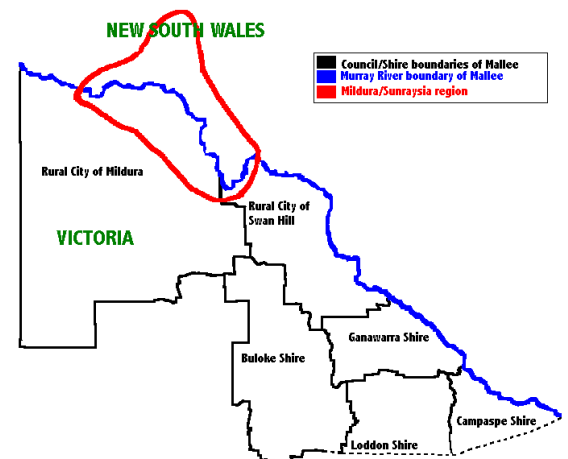
www.milduraregion.com.au

Grow Mildura Region

www.growmilduraregion.com.au

Mildura Tourism

www.visitmildura.com.au



Climate & Rainfall

Average annual rainfall is approximately 290mm, but there is considerable variation from one year to the next. Rain occurs mainly during the winter months. Winters are cool with a moderate frost risk, summers are hot with temperatures known to exceed 40C.

Mildura Climate Summary

Data sourced from the Bureau of Meteorology

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	32.3	31.7	28.3	23.8	19.1	16.0	15.4	17.3	20.5	24.0	27.6	30.2	23.8	69 1946 2015
Mean minimum temperature (°C)	16.7	16.5	13.8	10.1	7.4	5.2	4.3	5.2	7.4	9.8	12.5	14.8	10.3	69 1946 2015
Rainfall														
Mean rainfall (mm)	22.0	22.7	20.3	18.4	25.1	22.4	25.8	25.6	26.7	29.3	25.6	25.6	289.6	69 1946 2015
Decile 5 (median) rainfall (mm)	11.7	10.6	11.4	12.4	17.5	16.1	24.3	20.3	23.6	19.8	18.4	15.0	274.4	68 1946 2015
Mean number of days of rain ≥ 1 mm	2.5	2.2	2.5	2.8	4.1	4.6	5.2	5.2	4.4	4.5	3.7	2.8	44.5	68 1946 2015





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Titles

Title

The land is described as the freehold estate in:

(This information is to be provided)

Copy of title searches are following.



COPY OF TITLE TO BE PROVIDED

**COPY OF PLAN OF SUBDIVISION TO BE
PROVIDED**



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Land Use

The use of the property is for irrigated horticulture with approximately 22 hectares planted to mixed citrus planting, approximately 6 hectares suitable for clearing and redevelopment with overhead sprays and approximately 8 hectares cleared and ready for redevelopment. Balance of land comprises headlands, dwelling and garage.





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Irrigation & Water Licence Entitlements

The combined property's will have a 2 megalitre stock and domestic allocation only. There is no permanent water available with the property. The total Annual User Limit is 350 megalitres.





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Irrigation Infrastructure

Irrigation is by way of private diversion with a 60 HP pump with the pipeline running from the river along the south side of Castle Crossing Road. The irrigation infrastructure on the Murray River is shared on a 50/50 basis with another irrigator.

All the planted area is irrigated by overhead sprays.





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Plantings

Property is planted to a broad range of citrus varieties, a small area of Avocado and bare land ready for planting Hectares (ha) approximate only.

Valencia	9.49 ha
Washington Navel	3.84 ha
Leng Navel	3.74 ha
Summergold	2.15 ha
Navelina	1.96 ha
Imperial Mandarin	1.79 ha
Late Lane Navel	1.69 ha
Murcott	0.88 ha
Pasin	0.48 ha
Nucellar Leng	0.40 ha
Rohde	0.32 ha
Ellendale Mandarin	0.31 ha
Kara	0.04 ha
Avocado	0.61 ha
Bare Land	12.23 ha
Total	39.93 ha

Sunrise mapping are following

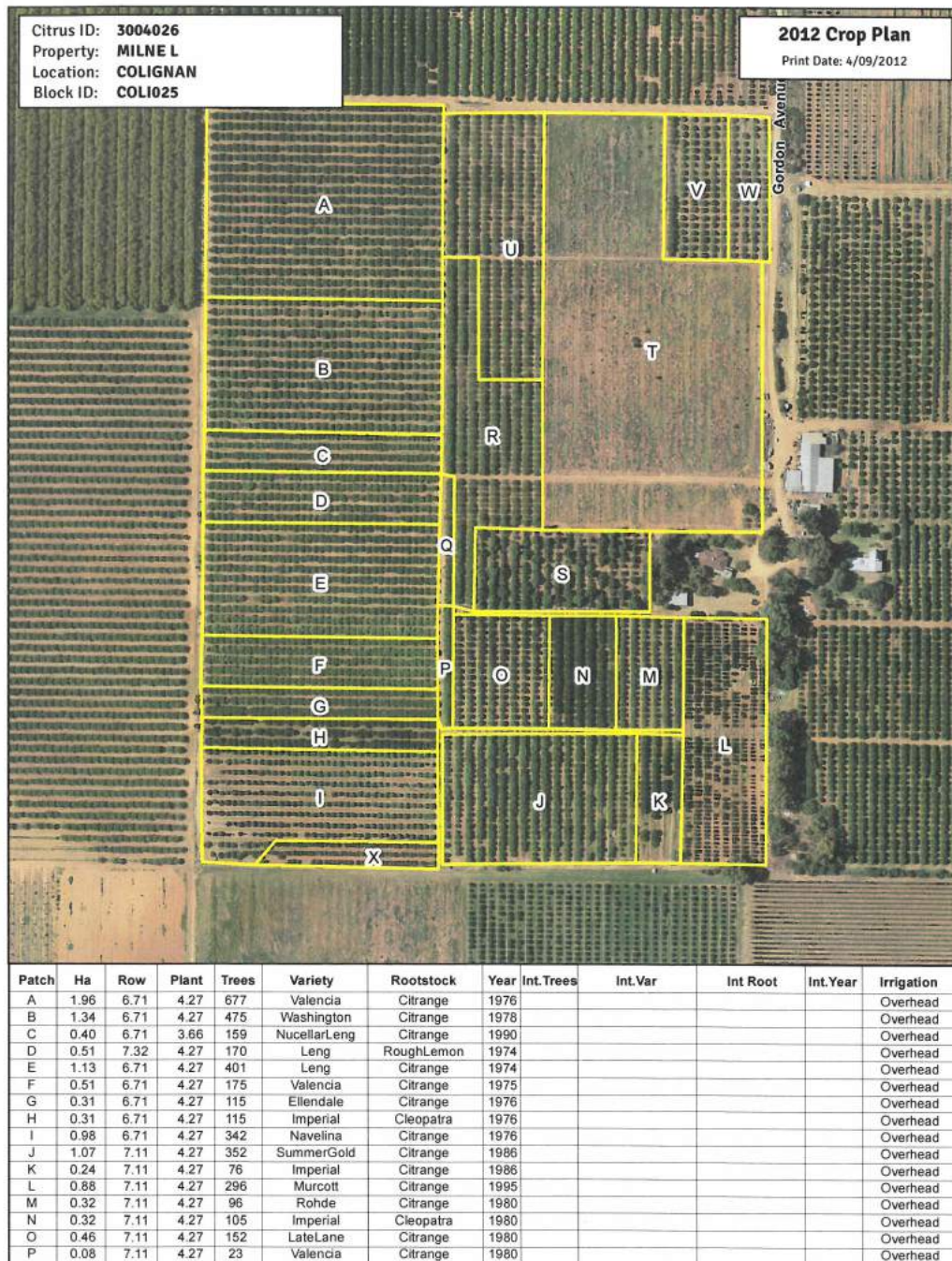




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Plantings Map



Date of Image: Feb 2012

*Areas are derived from orthophoto imagery.
Accuracy is dependent on the nature of the terrain
**Int = Interplant



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SunRISE Mapping
Ph (03) 5021 1890.





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Plantings Map

Citrus ID: 3004026
Property: MILNE L
Location: COLIGNAN
Block ID: COLI025

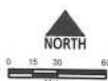
2012 Crop Plan

Print Date: 4/09/2012

[illegible]

Date of image: Feb 2012

* Areas are derived from orthophoto imagery.
Accuracy is dependant on the nature of the terrain
** Int = interplant



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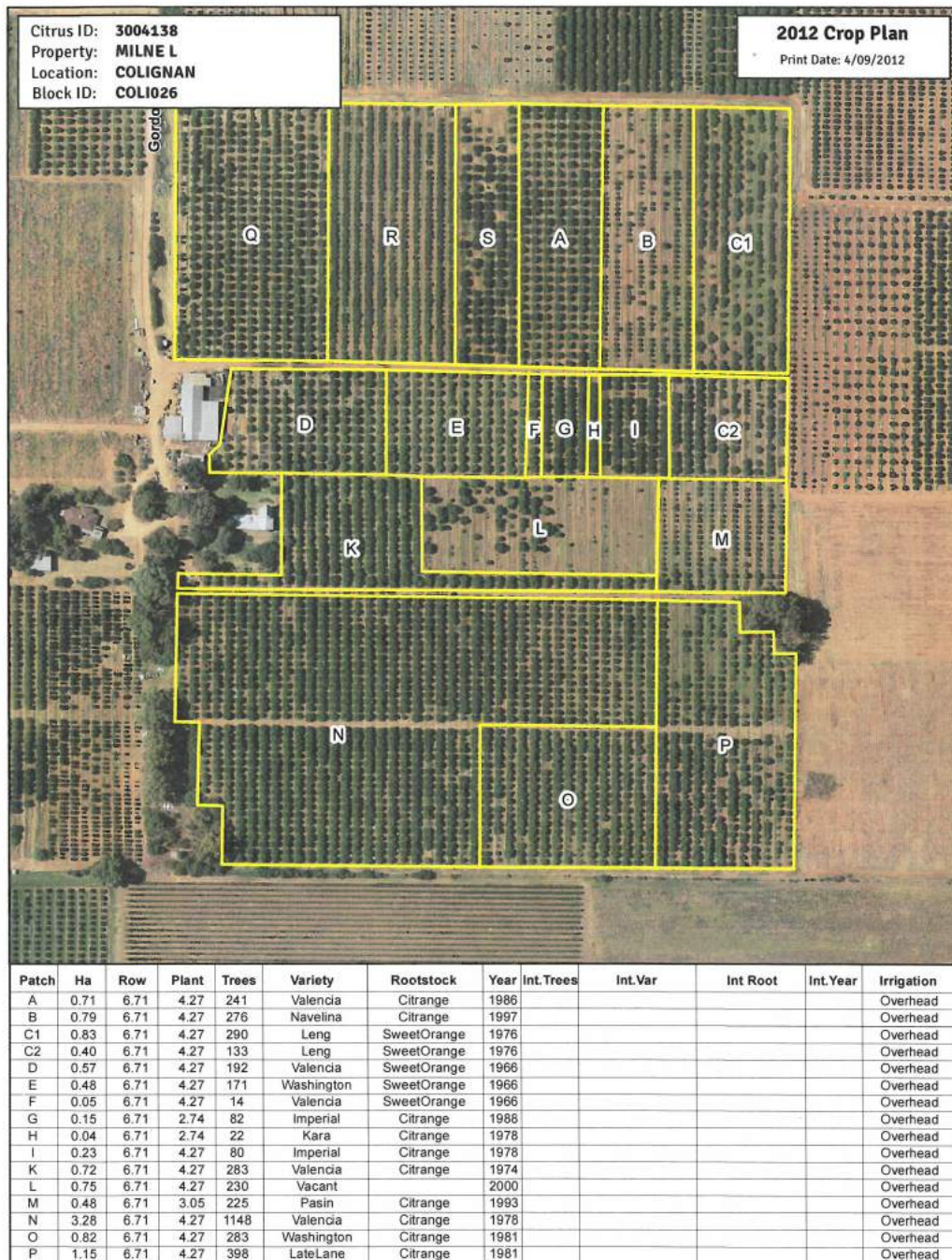




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Plantings Map



>> see reverse for additional crop patch information <<

Date of image: Feb 2012

* Areas are derived from orthophoto imagery.
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Plantings Map

Citrus ID: 3004138
Property: MILNE L
Location: COLIGNAN
Block ID: COLI026

2012 Crop Plan

Print Date: 4/09/2012

[illegible]

Date of image: Feb 2012

* Areas are derived from orthophoto imagery. Accuracy is dependent on the nature of the feature.



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Structural Improvements

Structural improvements include a well presented 15 sq (approx) Brick Veneer dwelling with three good sized bedrooms, office, large functional bathroom and large laundry. The kitchen is serviceable and the lounge/dining room is open plan. The dwelling has Evaporative and Reverse cycle airconditioning and double sided oil heater. The dwelling has a 5 Hwt Solar system connected.

Outside there is a large 6 vehicle garage with three roller doors and power connected.





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Summary

This 40 ha (approx) citrus property is ideally located in the popular Colignan area in close proximity to the Murray River.

Approximately 22 hectares is planted to mixed citrus plantings irrigated by Over Head Sprays with approximately 6 hectares suitable for clearing and redevelopment also with Over Head Sprays. The balance of land of approximately 8 hectares is a Greenfield site ideally suited to redevelopment to new citrus plantings.

A three bedroom brick veneer dwelling and separate garage provides an excellent accommodation option. Two megalitres of stock and domestic water is provided with the property.





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Photo Gallery





Photo Gallery





Photo Gallery





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Confidentiality & Disclaimer

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The information does not constitute all or any part of an offer or contract of sale or representation or inducement by First National Real Estate Collie & Tierney and is intended as a guide only.

Potential Purchasers should not rely on any material contained in this Information Memorandum as statement or representation of fact. First National Real Estate Collie & Tierney strongly urge all potential purchasers to rely on their own enquiries and should satisfy themselves as to its correctness by such independent investigation as they or their legal and/or financial advisor sees fit.

