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INFORMATION MEMORANDUM *Birdwoodton & Yelta Properties*



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Contents

<u>Introduction</u>	<u>3</u>
<u>Our Company</u>	<u>4</u>
<u>Sunraysia Region</u>	<u>5</u>
<u>Property Outline</u>	<u>6</u>
<u>Title</u>	<u>7</u>
<u>Land Use</u>	<u>8</u>
<u>Irrigation & Water Licence Entitlements</u>	<u>9</u>
<u>Irrigation Infrastructure</u>	<u>10</u>
<u>Plantings / IFG Varietals</u>	<u>11</u>
<u>Plantings Map</u>	<u>12</u>
<u>Plantings per block</u>	<u>13</u>
<u>Plant & Equipment</u>	<u>14</u>
<u>Structural Improvements</u>	<u>15</u>
<u>Photo Gallery</u>	<u>16-23</u>
<u>Confidentiality and Disclaimer</u>	<u>24</u>

Property Address:

118 Seventh Street Extension, 464 River Avenue, 386 River Avenue, 68 Bridley Road, River Avenue, Seventh Street Extension, and 56 Seventh Street Extension - Birdwoodton, & Wentworth Road - Yelta

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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Introduction

Collie and Tierney First National is pleased to offer for sale at \$10.5 million:

- Properties comprising 180 acres (approx) in total planted predominantly to high demand tablegrapes with a small area planted to dried grapes.
- Features include a modern warehouse/coolroom complex with 2000m square floor space, (1 x 100 pallet & 1 x 60 pallet) coolroom storage, (1 x 1500 carton pre-cool chamber & 1 x 3000 carton pre-cool chamber), coolroom packing area, office, board room and amenities facility.
- Additional features include 6 separate accommodation options and various machinery and storage shedding.
- Irrigation infrastructure is exceptional, with the property being serviced by four electric pumps with irrigation control systems and fertigation linked to low level sprinklers or drip irrigation and cooling sprays.
- Ideally located in the Birdwoodton & Yelta areas in close proximity to the regional city of Mildura.





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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 and Michael Pullen, both 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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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

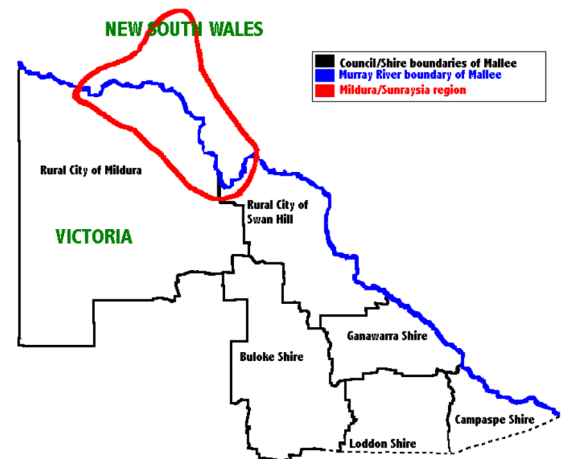
www.milduraregion.com.au

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	18.0	15.4	17.3	20.5	24.0	27.6	30.2	23.8	69 1948 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 1948 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 1948 2015
Decile 5 (median) rainfall (mm)	11.7	10.6	11.4	12.4	17.5	18.1	24.3	20.3	23.6	19.8	18.4	15.0	274.4	68 1948 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 1948 2015





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Property Outline



INDICATIVE PROPERTY OUTLINE ONLY





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Title

Title Details:

Block 76	CA 76 SEC A Parish of Mildura 68 Bridley Road, Birdwoodton Vol: 9011 Fol: 860
Block 70 & 71	CA 70 Lot 2 PS 202336F SEC A River Avenue, Birdwoodton Vol: 9670 Fol: 397 Vol: 8067 Fol: 260
Block 72 & 73	CA 72, 73 SEC A Parish of Mildura 464 River Avenue, Birdwoodton Vol: 8669 Fol: 887 Vol: 8712 Fol: 079
Block 75	Lot 2 PS 731868C 118 Seventh Street Extension, Birdwoodton Vol: 11545 Fol: 623
Block 69	Lot 2 PS 415081K CA Licence 0104193 93 SEC A 386 River Avenue, Birdwoodton Vol: 1043 Fol: 618
Block 86	Lot 2 PS 530987P SEC A Seventh Street Extension, Birdwoodton Vol: 10890 Fol: 060
Seventh Street Extension	Lot 2 PS 806746C Vol: 12073 Fol: 212
Wentworth Road, Yelta	Lot 5 PS 636556D Vol: 11531 Fol: 309

Hail Insurance:

Elders premium hail insurance policy taken on all patches to the properties.

Opportunity exists for purchaser to continue on the policy upon payout to Vendor and have the lucrative policy continued on annually with the properties and/or selected patches as desired.





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Land Use

The properties comprise 180 acres (approx) in total and are planted predominantly to high demand tablegrapes with a small area planted to dried grapes. Features include a modern warehouse/coolroom complex with 2000m square floor space, 1 x 100 pallet and 1 x 60 pallet coolroom storage, 1 x 1500 and 1 x 3000 carton pre-cooler chamber, coolroom packing area, office, board room and amenities facility. Additional features include 6 separate accommodation options and various machinery and storage shedding.

Irrigation infrastructure is exceptional, with the property being serviced by four electric pumps with irrigation control systems and fertigation linked to low level sprinklers or drip irrigation and cooling sprays for the Birdwoodton properties and a private diversion licence for the Yelta property.

The properties are ideally located in the Birdwoodton and Yelta areas in close proximity to the regional city of Mildura.





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Irrigation & Water Licence Entitlements

571.9 megalitres AUL - Birdwoodton

140 megalitres AUL - Yelta





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Irrigation Infrastructure

The properties are serviced by four electric pumps with a combination of low level sprinklers and drip irrigation coupled to cooling sprays.



Pump 1

Location : 118 Seventh Street Extension
50 HP electric motor linked to a 6 bank netafim filtering system with 2000 litre fertigation tank.



Pump 2

Location : Lot 2, Seventh Street Extension
30 HP electric motor linked to a 4 bank netafim filtration system with 2000 litre fertigation tank.



Pump 3

Location : River Avenue
50 HP electric motor linked to an 8 bank netafim filtration system with 2000 litre fertigation tank.



Pump 4

Location: Wentworth Road, Yelta
45 HP electric motor linked to 6 bank netafim filtration system.



Plantings / IFG Varietals

Total area planted is approximately 162 acres

VARIETY	ACRES	EXPECTED PRODUCTION
Crimson Seedless	42.0	36,000
Thompson Seedless	22.0	22,000
Menindee Seedless	12.0	10,500
Sultana Natural	10.0	10,000
Autumn Royal	1.0	1,200
Red Globe	5.5	8,000
Sunmuscat (Dried)	8.0	34 tonnes
IFG Varietals:		
Sweet Celebration	27.0	26,500
Sweet Sapphire	13.5	14,000
Sweet Globe	11.0	12,000
Cotton Candy	9.0	10,000
TOTAL:	162	CARTONS/UNITS 150,200 TONNES DRIED 34 Tonnes

IFG Definition.

International Fruit Genetics (IFG) Licensed varietals

Any purchaser is subject to review by International Fruit Genetics (IFG) to ensure they are deemed fit and proper fruit growers prior to being granted a lease agreement to grow IFG varietals. All IFG varietals must be marketed by one of the 18 existing licensed marketers.

Plantings are established to "V" trellis, angle trellis and swingarm trellis, with the swingarm system also being used for tablegrape production.





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Plantings Map





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Plantings for each block

block 69	variety	rootstock	year planted
Patch # 1	Crimson	Schwarzman	2004
Patch # 2	Crimson	Schwarzman	2005
Patch # 19	Crimson	Paulsen	2006
block 70 & 71	variety	rootstock	
Patch # 3	Menindee	Own roots	2004
Patch # 3	Short Menindee	Own roots	2002
Patch # 3	Sultana	Own roots	1992
Patch # 4	Sun Muscat	Paulsen	2002
Patch # 5	Sun Muscat	Paulsen	2006
Patch # 17	Menindee	Paulsen	2008
Patch # 23	Sweet Sapphire	Paulsen	2015
block 72	variety	rootstock	
Patch # 6	Crimson	Schwartzman	2003
Patch # 8	Autumn Royal	Paulsen	2003
Patch # 8	Sultana	Own roots	1994
Patch # 10	Sweet Celebration	Paulsen	2018
Patch # 11	Sultana	Own roots	1991
Patch # 22	Sweet Celebration	Paulsen	2014
block 73	variety	rootstock	
Patch # 7 & 9	Crimson	Paulsen	2002
Patch # 12	Thompson	Ramsay	2000
block 75	variety	rootstock	
Patch # 13	Menindee	Schwarzman	2005
Patch # 14	Crimson	Cab Sav	1999
Patch # 15	Red Globe	Ramsay	2017
Patch # 16	Thompson	Own roots h5	1994
Patch # 18	Red Globe	Ramsay	2008
block 76	variety	rootstock	
Patch # 20	Thomson	Own roots	1995
Patch # 21	Thomson	Own roots	1992
Patch # 24	Thompson	Ramsay	2015
block 86	variety	rootstock	
Patch # 1	Menindee	Paulsen	2009
Patch # 2	Crimson	Paulsen	2009
Patch # 3	Sweet Sapphire	Paulsen	2014
Patch # 4	Sweet Sapphire	Paulsen	2015
block "NEW"	variety	rootstock	
Patch # 25	Sweet Globe new	Paulsen	2017
Patch # 26	Sweet Globe new	Paulsen	2017
block "NEW"	variety	rootstock	
Patch # 27	Cotton Candy new	Ramsay	2017
Patch # 28	Sweet Celebration	Paulsen	2017





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Plant & Equipment

Plant & Equipment Consists of:

- New Holland TN75S Cab Tractor
- New Holland TN70D Cab Tractor
- New Holland TT75 ROPS with challenger forklift
- Fiat 60-66 ROPS with Hesco forklift
- Fiat 45-66 ROPS with Hesco forklift
- Fiat 45-66 ROPS
- 2000 litre single row silvan sprayer
- 3300 litre Interlink double row nebulizer sprayer
- 3300 litre Pastro double row weedcider
- 2 x 4 wheel drive motorbikes
- Ben Wye double blade slasher
- Celli 70 inch rotary hoe
- Jarret 14 plate disc
- Double row Hesco sweeper
- 2 x 1200 litre diesel tanks
- Green tipping machine
- Cover roll up machine
- Cover roll out machine
- 30 x cooling racks
- 3 x box cart trailers
- 40 picking trolleys
- 40 x tip boxes
- 4 x portable packing benches
- 5 x pallet lifters
- 2 x 15m packing rollers
- Nissan 2.5 tonne shed forklift
- Sufficient vine covers for the majority of the property





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Structural Improvements

2000 m square warehouse/coolroom/pre-cooler facility with separate board room, office and inspection area with all amenities.

40m x 15m CI Machinery shed and workshop.

15m x 5m CI secure chemical shed.

30m x 10m CI equipment/storage shed.

1 x three bedroom conite/WB dwelling with all amenities.

1 x three bedroom Brick cladded dwelling with all amenities.

1 x two Bedroom Millblock dwellings with all amenities.

3 x two bedroom dwellings with all amenities.

4 x Irrigation sheds with pump, filtration and fertigation infrastructure.

2 x 144,000 litre fire service systems tanks.





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Photo Gallery - Birdwoodton





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Photo Gallery - Birdwoodton

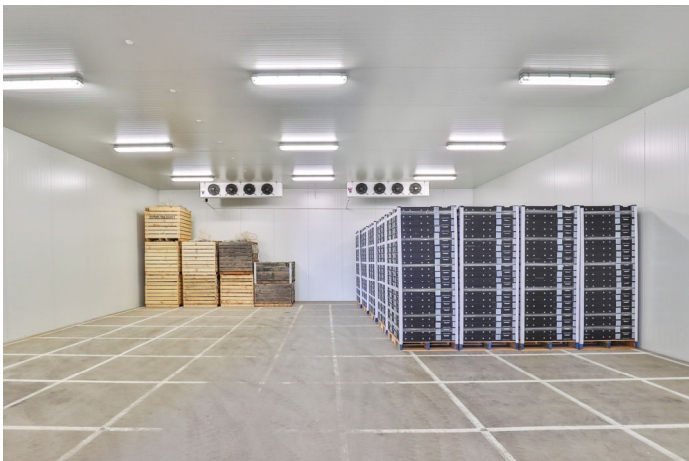




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Photo Gallery - Birdwoodton





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Photo Gallery - Birdwoodton





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Photo Gallery - Wentworth Road, Yelta





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Photo Gallery - Wentworth Road, Yelta





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