

Peter Wilson Livestock & Real Estate
Cobram / Shepparton

ABN 32 084 908 181

REIV Member
RMA Member

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Newsletter - April 2016

THE BUZZ FROM THE BOSS.

With a very dry start to the Autumn season, the area is in great need of a general soaking rain. Hopefully this will eventuate within the next few weeks. As a result, livestock prices have steadied. Prime cattle prices this week have seen a 20c/kg fall. Prices for vealers and grain fed cattle in the market place are making to 330c/kg. Over the hooks grain fed cattle have maintained their price. If you have any excess grain fed cattle we have a very attractive over the hooks price available. Chopper cow prices have reduced by 20c/kg. Store cattle prices have remained high but in recent days have fluctuated due to weather conditions.

Real Estate Salesperson Wanted. We are looking for a real estate salesperson to join our team. If you are a self motivated person and have a sound understanding of market prices and land value, we may have the job for you. If you are interested please contact Peter for further details.

We are currently in the process of upgrading our website which should be up and running within the next few weeks. We hope the new and improved format will not only contain much more information but be very user friendly as well. Watch this space! Also we are now on Facebook so search *Peter Wilson* to find us.

Peter Wilson 0409 503 317



Andrew Dalton 0499 551 915



- We prepare and supply a range of quality grain mixes for dairy cows, beef cattle and lambs.
- We are now able to prepare a mix for calves, pigs and horses.
- We deliver on farm in bulk or in bulker bags throughout the area.



Give Alan a call for a quote on our competitive prices.

Alan Symmons – 0427 712 788



Tom's Tip:

Wise men talk because they have something to say, fools talk because they have to say something.



REAL ESTATE ROUNDUP

Charlotte Northcott
0499 442 127
charlotte@peterwilsonco.com



We have seen an increase in interest from potential purchasers since the Easter holiday break. We have had success with several properties under 100 acres which is encouraging for the rural property market.

URGENT - PROPERTIES WANTED

We have 3 clients *actively looking for properties*. They are 'finance ready' and eager to proceed. If your property suits the following criteria please contact me urgently.

- **Property 1**
Within a 5 km radius of Kyabram, approximately 10 acres, 3-4 bedroom home, ideally with a large shed. In the range of **\$400,000 - \$450,000** or up to **\$500,000** for the perfect property.
- **Property 2**
Within an approximate 10 km radius of Kyabram or between Kyabram and Lancaster. 50 acres or less, minimum 3 bed home in 'move in' condition and at least one good sized shed. Ideally with a water share attached. Prepared to pay a maximum of **\$400,000**.
- **Property 3**
Close to Nathalia 10 km radius, 50 acres or more, minimum 3 bed home. Price ranging from **\$380,000 - \$400,000**.



NEW LISTING 3.5 ACRE HOUSE AND LAND – STRATHMERTON - \$350,000

Spacious 4 bedroom home recently re-stumped, rewired and with new plumbing and insulation. The house features a modern open plan kitchen/diner with red gum bench tops, sun room with wood heater and bar, lounge with additional electric heater, entrance hall with small study area and spacious family bathroom. An impressive master and huge second bedroom both have large walk in robes with a further 2 good sized bedrooms. Evaporative cooling throughout the home. A shady alfresco area adjoins the house. Situated on 3 acres comprising paddock and mature gardens, this well presented property is ready for you to move in!

SOON TO BE ON THE MARKET

6 acre lifestyle property. Conveniently located in Cooma District 15 minutes from Kyabram. 21 square 4 bedroom weatherboard home with open plan living dining room, split system air conditioning, gas and wood heating. Large outdoor entertaining area and double carport. Multiple sheds and disused dairy. Steel cattle yards and crush. 3 megalitres of Stock and Domestic water. Two 5000 gallon water tanks. Bitumen road frontage.

Asking price \$340,000



SUPERIOR PROPERTY WANTED

Substantial equestrian property situated on approximately 100 acres. Must have high quality equine infrastructure and prestigious home. With up to \$2.5 million to spend this property must be of the highest calibre.

**For all your real estate requirements please contact me for professional and friendly service.
Charlotte Northcott 0499 442 127**

WATER TRADING

- **Now is the time to buy some temporary water to carry over for next season. So top up your low security water by early June.**
- **We have several parcels of High and Low Security Water for sale on both Zone 6 and 1A.**

For all enquires contact Rob McCurdy 0427 940 294

REMINDER

Our newsletter can now be accessed on our website. Just go to www.peterwilsonco.com and click on the newsletter links.