



Newsletter - May 2018

THE BUZZ FROM THE BOSS

The lack of rain over the past few months has certainly led to a drier than normal Autumn. In the Livestock industry, cattle prices in particular, have come back considerably. The Eastern Young Cattle Indicator has dropped from 600cents to 494.25cents as at Friday April 27th. In other words the prices have come back 20% in just a few months. Good prime cattle are still selling ok, but stores have cheapened. I think it is a good time to buy if you have any feed at all and the funds to handle it. Our company has been very busy in livestock with a lot of stock being sold. Our emphasis of late has been with 'over the hooks' sales. We are finding that we have a price that has not altered much compared to the physical market. We are marketing our livestock to in excess of 7 wholesalers and abattoirs on a weekly basis. So if you have some stock to market please give myself or Andrew a call.



Oh you're meant to eat it!!

Water Trading: I am managing the water trading myself and we are achieving good results with temporary and permanent sales. The price for permanent water has certainly risen and recently and we have seen a spike in the price of temporary water. We are certainly looking for water to sell at the moment either permanent or temporary.

Real Estate: We have achieved very good results for our vendors with a lot of properties being sold and listed. There is certainly demand out there for properties both residential and rural. If you have a property that you are considering selling please give us a call for a no obligation appraisal.

Feed and Grain: With the dry Autumn we have been very busy at Cobram Feed and Grain. We are also very pleased that our new shed and facility is finally finished and production continues to increase. A reminder that we can cater for a variety of feed mixes to suit your animal's needs.

Peter Wilson 0409 503 317

Andrew Dalton 0499 551 915



At Cobram Feed & Grain we provide quality feed mixes:

- Available for beef and dairy cattle, sheep, calves, pigs and horses.
- Special mixes to suit your individual needs.
- Bulk delivery or in bulka bags.
- Access to professional advice from qualified nutritionists.
- Professional service.



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REAL ESTATE ROUNDUP



FOR SALE: QUIET COURT LOCATION

2 NANCE COURT, COBRAM - \$599 000



Are you looking at retiring, coming off the land? If so this one is for you. This immaculate 4 bedroom residential home has plenty of appeal, 4 bedrooms, master with WIR and ensuite whilst the remaining 3 bedrooms all have BIR's. Open plan kitchen/dining and family room with quality appliances and loads of cupboards, dishwasher, gas cooktop, solid fuel heater along with evaporative ducted cooling and natural gas ducted heating throughout, formal lounge and third living area with kitchenette. Outside anyone will love the large 5 bay shed



with roller doors, cement floor and power. The large alfresco area has electric BBQ, TV and blinds making it comfortable all year round.

Inspection a must - won't last long!

CONTACT: DEB BROCKLEY – PHONE: 0428 857 500 EMAIL: debbie@peterwilsonco.com -7 days

PROPERTIES WANTED...PROPERTIES WANTED...PROPERTIES WANTED... I have prospective purchasers wanting:

- 200 acres bare land, cropping/dry land mixture NSW
- Horse property from 5 acres up, 30 minutes radius of Yarrawonga
- 5 acres with shed, power, sealed road entrance, business appropriate.
- 50+ acres, nice house Cobram area up to \$650 000
- Residential properties

CONTACT: DEB BROCKLEY – PHONE: 0428 857 500 - 7 days

FOR SALE: PRIME GRAZING / FATTENING PROPERTY

545 MYWEE ROAD, STRATHMERTON - \$650,000



This 62 ha property is in an excellent location on a sealed road only 15 minutes from Cobram. The majority of the property is lasered to surface irrigation and delivery share and excellent stock and domestic bore. The brick veneer home with tiled roof has 3 generous sized bedrooms, split system air conditioning and ducted heating to bedrooms. There's also a detached 1 bedroom bungalow, 3 phase power to workshop and shedding as well as a large chicken run. Opportunity awaits the smart investor to stock this impressive grazing property.



CONTACT: ROSS NICOLL - PHONE: 0428 559 432 EMAIL: ross@peterwilsonco.com

FARM WANTED: Genuine local buyer seeking to purchase 200 plus acres, no home, with or without irrigation.

CONTACT: ROSS NICOLL - PHONE: 0428 559 432

FOR SALE - PROFITABLE BUSINESS, LIFESTYLE & ACREAGE

381 GEODETIC ROAD, WANALTA (RUSHWORTH) - \$625 000



Situated on 40acres/16Ha this property truly offers the ultimate in work/lifestyle options. The profitable business "Rich River Mulch" has been in operation for 25 years and ALL plant and infrastructure, client database and all administrative equipment is included. "Rich River Mulch" predominantly services nurseries, garden centres and sand and gravel merchants; however there is still room for growth. Situated in an elevated position with pleasant views this property is versatile and is extremely well presented. The four bedroom home has been modernised and renovated to a high standard. The



family sized accommodation consists of a new open plan kitchen with dining and lounge room, master bedroom has an ensuite shower room and WIR, 3 further bedrooms have BIR's. There is a good sized family bathroom with large shower, the laundry has access to the garden. This comfortable home also has the added benefit of ducted evaporative cooling and a large wood heater in the lounge room. Externally there is a beautifully alfresco area which has a tropical feel which continues into the mature easy care gardens. There is also an orchard and vegie patch. The majority of the land is cropped, however there are three horse paddocks, a shed and stable and impressive 18m x 9m shed with awning which houses most of the business plant and equipment. Located minutes from Rushworth this property is under an hour away from the popular centres of Shepparton, Echuca and Kyabram as well as just over an hour to Bendigo. A school bus stops at the front gate. This is a rare opportunity for anyone who aspires to operate a business from home whilst enjoying family life on the farm. Snap it up!

CONTACT: CHARLOTTE BRADSHAW - PHONE: 0499 442 127 EMAIL: charlotte@peterwilsonco.com

URGENTLY WANTED: I have multiple, qualified purchasers looking for the following:

3-4 bedroom homes on 20 – 100 acres located within 30km radius of Kyabram. Price: \$300,000 - \$500,000

If you are thinking of selling your property please do not hesitate to contact me.

CONTACT: CHARLOTTE BRADSHAW PHONE: 0499 442 127