

Newsletter - September 2018

THE BUZZ FROM THE BOSS

My, how time has flown since our last newsletter! The weather over the past 3 months has been very challenging and we certainly need a rain ASAP, but we should consider ourselves better off than those to the north of us.

Prices for livestock have been quite good considering the dry over such a large part of Australia. Cattle prices have certainly come back but still reasonable. Our company has been sourcing a large amount of cattle from all along the east coast and selling a lot of grain assisted cattle. We have been able to achieve positive results for our clients with prices very good on a per kg dressed weight basis. Saleyard prices have been satisfactory as well. Grain prices have continued to rise which has made feeding livestock challenging but because you are able to buy store stock at the right price, I believe there is still a margin in it.

Cobram Feed and Grain: We have seen continued growth in this side of our business. It certainly has been a challenge to procure grain and even harder to source protein for our mixes. We are doing the best we can to keep our mixes at a reasonable rate without compromising on the quality of our products. Our new facility has enabled the expansion in both quantity and range of products offered to clients. We recently purchased a new bagging machine which will enable us to offer 20kg bags of all our products to clients.

Real Estate: We have been busy with good sales for our clients in both residential and rural properties. As part of trying to achieve the best results for our vendors, we offer professional photography of your property, continued presence on Facebook as well as the usual advertising at no extra cost to vendors. We have buyers looking for rural properties particularly with access to underground water.

Clearing Sales: This is a service we are pleased to offer our clients. We have achieved very good results recently for our vendors, so if you are looking to have a clearing sale please give us a call.

Water Trading: We continue to offer this service to our clients. We have achieved very good results. We have sold permanent water for very good prices and have continued demand from purchasers looking to buy. If you have any water to sell please let us know. We have temporary water for sale as well as looking for more temporary water to sell. Prices are high but if you are in need of some water to sell or buy give us a call.

Peter Wilson 0409 503 317

Andrew Dalton 0499 551 915

PROPERTIES WANTED

Due to recent successful sales throughout the Murray Valley, and with Spring in the air, now is the time to sell your property. With honest reliable service, professional marketing and advertising, we are the people to sell your property. Contact any of our real estate agents to help you get the best price for your property.

CHARLOTTE BRADSHAW - PHONE: 0499 442 127

DEB BROCKLEY - PHONE: 0428 857 500

ROSS NICOLL - PHONE: 0428 559 432



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 - STUNNING ARCHITECTUALLY DESIGNED HOME WITH 40 ACRES 87 KINNAIRDS ROAD, NUMURKAH - \$499 000

This beautifully unique mud brick property is an octagonal configuration, offering an open plan style of living. The home has numerous features which include hardwood timber tiles to the main living/dining area, a solid timber kitchen with walk-in pantry, a



slate bathroom with shower over the bath, cathedral ceilings and a wood heater located in the central brick column. In addition there are 4 spacious bedrooms and a very large office which could easily be utilised as a further bedroom suite. There's a good sized laundry with a second W.C. and evaporative cooling system. In addition to the main residence



is a detached office/annexe which could be ideal as a home office, treatment room or guest accommodation. Located just minutes from Numurkah this property is nestled amongst mature gardens with substantial gum trees and has an impressive tree lined driveway. There are 16.18Ha/40Ac of land divided into multiple paddocks, laid for irrigation which benefit from natural shade. There's a solid set of cattle yards with loading ramp and crush, a large tool shed and machinery shed. This sustainable property has a 2.5Kw solar system, 0.53 delivery share, stock and domestic water and tank water. This aesthetically pleasing property is ideal for a family who enjoy the outdoors and any hobbies that require acreage living whilst being situated close to amenities and services.

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

WANTED - Large family home with 4/5 bedrooms. Ideally on 50+ acres but would consider less if irrigated. Some shedding preferred. Located between Echuca and Nathalia. Substantial budget.

WANTED - 3/4 bedroom brick home – must be in good condition on 10 – 50 acres located in a 30km radius of Kyabram but flexible - \$500,000 approx. **CONTACT: CHARLOTTE BRADSHAW PHONE: 0499 442 127**

FOR SALE – RETIRE WITH LIFESTYLE

7295 GOULBURN VALLEY HIGHWAY KOONOOMOO - \$475 000

This four bedroom property is perfectly positioned, sitting on 2.02 ha/5acres only a few minutes from the beautiful Murray River, 5 minutes from Tocumwal and 10 minutes from Cobram. The spacious kitchen comes equipped with a built-in pantry and 900mm gas cook top and oven. The open plan family/lounge area, with a combustion wood fire and ceiling fans, is a highlight of this wonderful



home. The home has been tastefully renovated throughout keeping many of the original features with all four bedrooms having BIR's - three with ceiling fans. Outside is where this property comes to life. Fully surrounded by a 2m verandah and enclosed decking with Coonara wood fire. A separate enclosed area with a swim spa is one of the many leisurely features. With ringlock fencing and 3 paddocks, deep bore, double garage, large lockup shed with workshop, power, cement floor, 10kw



solar panels and Granny Unit with its own hot water service and reverse cycle air conditioning, this property has it all. Inspect today – you won't be disappointed.

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

WANTED - 5 acres within 50km radius of Cobram with shed connected to power. Good 3bedroom home with 2 bathrooms. Ideally with open plan living area, carport or garage and entertainment area. Must have good fencing. Price range \$450 000 - \$475 000. Genuine buyer – ready to settle.

WANTED – Up to 40ha/100acres in the Cobram/Barooga area with Deep Lead bore. Good fencing essential- ringlock preferred. With or without home. **CONTACT: DEB BROCKLEY PHONE: 0428 857 500**

FOR SALE: OUTSTANDING IRRIGATION PROPERTY - ROCHESTER- POA

Key features of this 125ha dairy property include excellent presentation, 2 Deep Lead bores with a combined licence of 600ML. The main bore has 3phase power, a stainless steel screen, 12ml/day flow. The second bore is equipped with a diesel motor. The owners' prudent investment into efficient irrigation has been integral to the property's current 400 head carrying capacity. The irrigation area includes 72ha of modern large diameter pipes and risers, with the balance in lasered surface irrigation. The property's quality soil types have been a key driver of pasture production. Well designed laneways provide direct access to the excellent labour efficient 18 swing-over dairy. Quality sail shades over yard, 8000litre Packo vat, cup removers and auto drafting provide labour efficient milking. Grain facilities provide multiple feeding options. 3Phase power is connected to the dairy, the third deep bore with additional 12ML licence, supplies water to stock troughs and home. The property has excellent shedding, including lockup workshop. Pasture includes perennial, annual and cereals, with surplus spring fodder taken as silage. The 250 cow all weather rocked feed pad provides excellent feeding options. The property has a sound fertilizer program and very good tree plantations. The well presented spacious weatherboard home includes a modern kitchen, 2 living areas, 4 bedrooms and in-ground pool in lovely surrounds. This immaculate property is well located with multiple titles. Inspection will impress.

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

URGENTLY REQUIRED: Properties with Deep Lead or reliable shallow ground water spears. Any acreage - will look at all options.

CONTACT: ROSS NICOLL - PHONE: 0428 559 432