



# Newsletter - December 2018



## THE BUZZ FROM THE BOSS

My how the year has flown – it's December already with Christmas just around the corner. I would like to thank all my staff for their work ethic and loyalty to me. Without them this business would not be able to function.

As this is our last newsletter for 2018, I will give you a brief rundown of each division of the company for the year.

**Livestock:** The weather conditions have made it a trying time for the livestock industry. Cattle prices have held up well considering the dry over much of Eastern Australia. Export prices have held up very well with trade cattle alright but not great. Store cattle have been buyable so that has helped us to offset high grain prices. Our company has had a very good year with grain assisted cattle selling to very good rates with little variation in price. As an example of our success this year, we have had increased support from our clients with in excess of 25 clients grain feeding cattle. We have been able to forward contract a lot of these cattle at very good prices. We are unable to do this without the continued support of the processors we supply. Over the years we have been able to provide them with the article they require and their continued loyalty has certainly helped with the price they pay us.

Lamb prices have been terrific nearly all year with spikes over the winter months. It has been remarkable how well the prices have held up considering the dry conditions. Forward contracts for fat lambs have been attainable at \$7.80 per kg up until this week.

**Cobram Feed and Grain:** What a year we have had despite grain prices rising to near record levels! With our new facility we have kept production going with the thanks of our loyal clients. We have tried to keep the prices as low as possible but inevitably our prices have risen to meet costs. Our tonnage has slightly reduced but not too bad. I really feel for our dairy clients with the season we are having - high grain prices, high water prices and hay at expensive levels as well as not getting a fair return on the milk price. It certainly does not pass the pub test! Whatever I say will not change the situation but if I can offer any advice it would be to continue to look after your cows to produce the best they can. Also on that note, try to do the same with yourself and your family.

**Real Estate:** We have had a very successful year selling quite a lot of farms and residential properties. There has been a lot of interest in farms particularly if they have access to underground water. Residential sales continue to grow. A recent innovation has been the hiring of a qualified photographer at our expense to showcase your property. I believe this helps a lot with presenting our properties professionally to benefit our vendors. With the support of our staff we continue to grow, so if you are thinking of buying or selling please give us a call and don't forget to check out our website for up to date properties.

**Clearing Sales:** We have held many successful clearing sales this year and achieved excellent results for vendors. These results cannot be achieved without the great support received from the public. As I explain to our vendors if the sale is promoted correctly the results will come. Once again check out our clearing sale section on our website for upcoming clearing sales with photos of items up for sale. It is inevitable that prices for items will have their ups and downs on the day, but in the end the result is generally ok. We are always happy to have a discussion any time to market your sale.

**Water Trading:** We are continuing to provide this service with Brian 'Freddie' Davidson now taking over this role. Plenty of water is being traded with the thanks of our loyal clients.

Have a merry Christmas and a safe holiday and we look forward to providing you great service in 2019.

Peter Wilson



Our office will close on Friday 21<sup>st</sup> December and reopen Wednesday 2<sup>nd</sup> January 2019.



Brian 'Freddie' Davidson  
Water Trading and Real Estate Agent.  
Phone: 0439 811 137



20-22 Dillon St. Cobram

- 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.



Contact: Alan Symmons 0427 712 788

Find our new page 'Cobram Feed & Grain' on Facebook





# REAL ESTATE ROUNDUP



## GORGEOUS RURAL SETTING WITH TWO HOMES

### 131 SPENCES RD, KATUNGA

A unique opportunity to purchase a property boasting 64Ac/25Ha with two homes.



The large homestead is set amongst beautiful established gardens with an array of fruit trees fitted with automatic sprinkler system. Comprising 4 large bedrooms all with WIR, 3 x RC/SS, ceiling fans throughout, woodfire with heat flow to all rooms. The large kitchen consists of electric cooking appliances, DW, WIP + loads of storage.

There is a family room, formal lounge and large rumpus room overlooking the gorgeous in-ground solar heated salt chlorinated swimming pool and large undercover entertainment area.

Impressive shedding, including a 3 bay + large workshop, 4 bay woodshed, and a large machinery shed, excellent fencing and laneways, stock troughs to most



paddocks, bore and 3mgs S/D. More water information upon application. The second home is fully renovated with quality appliances, 2 bedrooms with BIR and WIR + ensuite to master, family bathroom with spa bath, separate toilet, RC/SS & ceiling fans throughout, 900ml gas stove/oven, WIP & DW. Fully fenced yard with automatic sprinkler system...Call Deb to book your inspection, you won't be disappointed.

[debbie@peterwilsonco.com](mailto:debbie@peterwilsonco.com)

\$699,000

## IMPRESSIVE GRAZING & ENCHANTING LOCATION

### 2007 BELLS ROAD, UPTIPOTPON



From the moment you approach the tree lined driveway, it is clear that this unique property is a hidden gem. Picturesque from every angle, this enchanting 311 acre property delivers a wonderful tree-change opportunity and private surrounds with no immediate neighbours. Conveniently located approximately 25 minutes from Shepparton



and 25 minutes from Benalla, the property is also only 23km from the Hume Freeway with direct access to Melbourne. Key features: Renovated 3 bedroom weatherboard home with quality kitchen and beautiful timber benchtops. Formal dining and spacious lounge. Master

bedroom with ensuite and walk through robe, the additional two bedrooms have BIR. Family Bathroom, study/office area, wood heater, reverse cycle air conditioning and ceiling fans. The laundry has a w.c. and external access. External Infrastructure features a pleasant alfresco area with views to the above ground pool and the surrounding countryside beyond, a 'mancave'/bbq and bar area. An impressive "woolshed" - a shearing shed converted to an entertainment venue. The property consists of 311Ac/126Ha divided into 4 paddocks on 4 titles which features a 4 bay machinery shed, hayshed, seasonal creek, 3 x dams and 25,000 gal of rain water storage plus sound electric fencing predominantly plain wire. Sundry sheds such as chook pen and wood storage lawned gardens and a small array of fruit/citrus trees. This stunning and rare property offers a variety of uses from mixed enterprises to cropping or grazing. The property may also appeal to equestrians and could even be an ideal opportunity for a stud farm. Either way an inspection is imperative to appreciate the possibilities.



[charlotte@peterwilsonco.com](mailto:charlotte@peterwilsonco.com)

\$1,285,000

## ARCHITECTURALLY DESIGNED HOME + 16 HECTARES

### 85 KINNAIRDS ROAD, NUMURKAH

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 including shower



over bath, cathedral ceilings and a wood heater and open fire 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, a good sized laundry with a

second w.c. and an evaporative cooling system. In addition to the main residence is a detached office/annex 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 and benefit from natural shade. There is 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.

Offers in the region of \$499,000

[charlotte@peterwilsonco.com](mailto:charlotte@peterwilsonco.com)

## HORSE LOVER'S DREAM

### 429 SINGAPORE ROAD, YARROWEYAH



Only 10 minutes from Cobram this 1.82ha property is ready for the horse lover!

Upon entrance this property is well presented with beautiful low maintenance gardens well supplied with water from the in ground sprinkler system, good fencing and 4 bay carport.

The 3 bedroom weatherboard home consists of a new kitchen with black wood cabinetry, gas cook top, electric oven, dishwasher, walk in pantry and plenty of cupboards.

You will have room to move with the new extension consisting of a large meals/family room with RC/SS, ceiling fans and sliding door to outside, there is also a separate cosy formal lounge.

The master bedroom has built in robes and RC/SS whilst the 2



remaining bedrooms are of good size.

Bathroom consists of a vanity and shower with a separate toilet. The exterior of the property has 4 good size paddocks, with electric

fencing, 3 stables, tack room and tie up area and a 3 bay machinery shed with power and workbenches. This property comes with approximately 8,000 gallons in rainwater tanks and 2 mgs of stock and domestic along with 7 mgs of high reliability water. Book your inspection today, you won't be disappointed!

\$350,000

[debbie@peterwilsonco.com](mailto:debbie@peterwilsonco.com)

**Wanted:** 4 bedroom home, well presented. Ideally fully fenced garden, 1-2 acres. 30-45 minute radius of Shepparton. Max budget \$400,000. Contact Charlotte 0499 442 127 **Wanted:** Lifestyle properties under 50 acres Contact Debbie 0428 857 500