



# Newsletter - September 2019



## THE BUZZ FROM THE BOSS

Welcome to our Spring Newsletter. After a promising start to the season, the country is certainly in need of a rain now as I write this in early September. South of Cobram the crops are looking ok but to the north the season is cutting out quickly.

**Livestock:** We continue to sell a lot of cattle, particularly over the hooks, as I see this gives our clients a marketing advantage. Prices have held up well and the alliances we have created with buyers have certainly helped our clients. We still support the auction system with regular sales conducted by our company in Shepparton. We continue to source livestock on behalf of our clients to their best advantage. For instance this week we have purchased livestock from Southern Victoria right through to Northern New South Wales. On that note I believe they are very good buying at the moment if you can feed them and pay for them. We do have finance available subject to qualification. Call in for a chat.

**Cobram Feed and Grain:** We continue to offer a complete range of livestock feeds. We have been getting terrific weight gains with our feedlot cattle with some results of over 3kgs per day weight gain. The response to our 20 kg bags of our Premium Horse Mix has been fantastic and it's now available at several stockists throughout Victoria. According to our horse-loving clients, the results have been amazing. Check out some of these comments on the CFG page on our website.

**Real Estate:** Our staff have been doing a terrific job selling and marketing properties for our clients, but due to many recent successful sales we are LOOKING FOR MORE LISTINGS. If you have a property for sale please consider us.

**Water Trading:** Water trading is certainly a hot topic at the moment but I will not go into the politics of it or irrigation in general but farmers definitely need supporting. We have buyers and sellers of both temporary and permanent water on file.



Our technician Glenn, is a qualified AMMTA technician with over 30 years' experience. He can install, test and maintain milking machine equipment for your dairy. Give him a call for prompt service and appraisal.

**Glenn Chandler**

Phone: **0429 608 654**

## **WATER TRADING**

**The soaring value of water.** In the last 12 months the price of permanent water has increased by 44.12% from September 2018 to September 2019. For permanent water this reflects the demand for water security. Whilst temporary water, which can be purchased from a willing seller as needed, it has increased by 106% from September 2018 to September this year. Water prices have been driven by foreign investors, corporate speculators, state government water-sharing rules, new almond plantings and the fact that the total amount of irrigation water in the system is capped under targets set in the Murray-Darling Basin Plan, so no new water is being made available for irrigators. Some of these factors have had more of an effect on the market than others.

**Freddie 0439 811 137**

Email: [freddie@peterwilsonco.com](mailto:freddie@peterwilsonco.com)

## **Cobram Feed & Grain Pty Ltd**

13 Dillon St. Cobram Vic 3644

ABN: 97 676 268 564

**Trading Hours:**

**8am – 5pm. Monday-Friday**

\*We supply a variety of quality mixes for beef and dairy cattle, sheep, pigs and horses.

\*Available in bulk delivery or bulka bags.

\*Horse mix now available in 20 kg bags.

See our list of stockists.



**Mill Manager:**

**Alan Symmons**

Phone: **0427 712 788**

## **Designer Horse Mix - Stockists**

**Albury** – Doug Dydes Produce Store

**Benalla** - Landmark

**Broadford** Pet Supplies

**Rosedale** Saddlery & Stockfeed

**Tarnet/ Little River** -Western Suburbs

Horse Supplies

**Wangaratta** Stock Foods & Farm Supplies

**Whittlesea** – Tamara Lee (Facebook)

**Wodonga** – Parkside Produce

**Yea** - Dindi Ag



Follow Cobram Feed & Grain on Facebook.



## FOR SALE

### 517 ACRES OF GRAZING WITH DAIRY 8 SAFE ROAD, KOROOB



#### PRICE \$EOI

- Situated just 15 minutes from Kerang
- Property has previously milked 300 cows
- 23 stall swing over dairy with 3 phase power
- 16000 litre DeLaval vat
- 650m<sup>2</sup> feed shed
- 4 bedroom home with garage
- Second 2 bedroom home
- Lasered paddocks with stock troughs
- Pastures consist of rye, clover and shaftil
- **EXPRESSIONS OF INTEREST CLOSE 4<sup>TH</sup> OCTOBER AT 4PM.**

#### Contact

Brian 'Freddie' Davidson 0439 811 137  
Email: [freddie@peterwilsonco.com](mailto:freddie@peterwilsonco.com)

## REAL ESTATE ROUNDUP

### 14 Ha / 37 Ac VERSATILE LAND 2 HOUSES 3942 MIDLAND HIGHWAY STANHOPE \$550,000

- Spacious 5 bedroom home well maintained. Master bedroom with ensuite and WIR
- Open plan kitchen and living/dining
- Split system heating and cooling
- Colourbond 9m x 12m shed with concrete floor and separate power
- 3 stables with 30m x 40m arena with lights
- Machinery shed and 3 bay shed
- 2 mg S & D and 0.35 D/S plus rainwater tank
- Second 2 bedroom Neatline home in excellent condition



Contact: Charlotte Bradshaw  
0499 442 127

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

## FOR SALE

### QUALITY BUILT HOME SET ON 5 AC 156 RACECOURSE ROAD, TOCUMWAL



#### \$599,500

- 3 bedrooms + study, ceiling fans – 2 with built in robes, master with ensuite and WIR
- Large open plan kitchen/dining/living with Italian slate flooring
- Formal lounge/dining with open fire
- In ground swimming pool
- Covered entertaining with built in BBQ
- 60 x 30ft shed with 3 phase power
- 2 x 20000 litre water tanks + bore
- Double carport
- 3 well fenced paddocks

Contact: Debbie Way  
0428 857 500

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

### OUTSTANDING RURAL PROPERTY 1520 LABUAN ROAD, MARUNGI \$1,400,000



- 3 titles with 3 road frontages
- Approx 324 acres
- 2 residences and dairies
- Main farm has 20 aside S/O Herringbone dairy with AI crush and race
- 9100 ltr vat, feed pad, grain silo and feeding system
- 4 bedroom, 1 bathroom home
- Second farm own entrance on side road
- 4 bedroom, 1 bathroom home
- 9 aside double-up Herringbone dairy also with grain silo and feeding system
- Superbly laid out irrigation system on all 3 titles with gravelled laneways
- Pastures sown to clover and rye
- Block opposite main farm sown for silage

Contact: Brian 'Freddie' Davidson  
0439 811 137

Email: [freddie@peterwilsonco.com](mailto:freddie@peterwilsonco.com)

### PRODUCTIVE LAND—PRIME LOCATION 63 Ha / 155 Acres 939 RYAN ROAD, LANCASTER \$420,000

- Property predominantly Ringlock fencing
- Multiple paddocks sown to oats, Lucerne and pasture
- Entire property can be irrigated – mainly concrete stops
- Recycle system
- Hay and machinery shed/sheep handling facility
- Disused dairy currently used for storage
- 1.89 D/S and S & D dam on front boundary
- Power at sheds at front of block – potential house site STCA



Contact: Charlotte Bradshaw  
0499 442 127

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

## PROPERTIES WANTED

We are urgently seeking properties to list. The team at Peter Wilson Real Estate offer professional advice and marketing of your property. Whether it's residential, rural or commercial, no matter how big or small, give a member of our team a call today.

Charlotte Bradshaw:-  
Kyabram and District

Debbie Way:-  
Residential and lifestyle properties Cobram and surrounding areas

Freddie Davidson:-  
Rural properties.

**WANTED** - Kyabram area 30–200 acres. Good sized home in good condition. Ideally with water and shedding suitable for sheep, horses and cropping. **\$650,000** – ready to buy. **Call Charlotte on 0499 442 127**

**WANTED** – Residential/Lifestyle properties in Cobram, Numurkah and surrounding towns.  
**Call Debbie on 0428 857 500**

**WANTED** – Rural properties, any size with ground water, particularly Katunga Deep Lead.  
**Call Freddie on 0439 811 137**