



Newsletter - September 2016

THE BUZZ FROM THE BOSS.

Spring is here! After such a cold and wet winter, isn't it great to see more sunshine and warmer days? I know it's been a very wet season, but all goes well for an incredible growing period and the prospect of a bumper season seems likely. We do spare a thought for the dairy farmers who are under duress at the moment through no fault of their own. It has been encouraging to see how the local communities have rallied in your support.

The cattle markets are at an all-time high. Top prime cattle making to \$4.00+ per kg. Cows up to \$2.90 and chopper cows to \$2.50 per kg. Over the hooks cattle are making to \$6.50 per kg. Lambs are selling well as suckers are starting to come onto the market.

We would like to welcome Debbie Brockley and Ross Nicoll to our real estate team. Debbie and Ross are looking forward to assisting you with your rural and residential real estate needs, so give them a call. More details in the real estate roundup. Currently Charlotte is on maternity leave and we'd like to congratulate Charlotte and Steve on the arrival in June of Samuel.

We have upgraded our website and encourage you to go to www.peterwilsonco.com to check it out. Thanks to Charlotte for her tireless effort in getting it up and running prior to her going on leave.

Peter Wilson 0409 503 317



Andrew Dalton 0499 551 915

WATER TRADING

As Spring has arrived and allocation steadily rising, it may be a good time to secure extra water for Summer crops at a reasonable price. We also have strong demand for permanent High Security water. If you are thinking about buying or selling temporary or permanent water early in the season, we will endeavour to bring about a suitable outcome. If we can help with any water enquiries please contact me at Peter Wilson Livestock and Real Estate.

For all enquires contact Rob McCurdy 0427 940 294



Phone: Alan Symmons – 0427 712 788

- 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.
- **DAIRY FARMER SPECIAL: Dairy Mix – Ring Alan for special deal.**

INTRODUCING ROSS NICOLL AND DEBBIE BROCKLEY

Ross Nicoll

As a new agent for Peter Wilson Real Estate, I would like to introduce myself. I am Ross Nicoll, a long term resident of the Murray Valley, who has lived and worked in the area for 50 years, principally as a primary producer. I have extensive community, board and local government involvement and I am now venturing into the world of real estate, a long held ambition of mine. I understand the qualities of a good real estate agent - effective communication, being proactive, resourceful and someone who is client centred. I intend to use my local knowledge in land and planning to ensure the best results for my clients. As a new comer to the business I am prepared to work very hard and utilise my connections to negotiate an excellent outcome whether you are buying or selling in the area.

Email: ross@peterwilsonco.com



Phone: 0428 559 432

Debbie Brockley

Hi I'm Debbie Brockley and have always had a strong passion for Real Estate. I have lived in the district most of my life. Born in Berrigan then brought up in Corowa spending some time living on rural properties as a child. I have lived in Cobram for 13 years and love the lifestyle it has to offer. I've had a strong background in sales in different fields over many years and look forward to a challenging, yet exciting and rewarding career in real estate. I know how important it is to deliver exceptional customer service and to have good communication skills with clients. I look forward to offering a professional approach to both vendors and purchasers. If you are thinking of selling or buying property, it's a great time to get involved in the market coming into Spring. I'm sure I can achieve the best possible outcome for you. Give me a call or pop into the office for a chat.

Email: debbie@peterwilsonco.com



Phone: 0428 857 500

WANTED TO BUY

- House and land 10-30 acres. Must have shed. Preferably close to the river.
- Vacant land to build 10-30 acres. Preferably along the river.
- 50-80 acres with 2 homes. Must have shed with concrete floor. Location flexible.

Contact Debbie 0428 857 500

DAIRY FARM WANTED

We have an interstate buyer looking for 150 – 300 acre operating dairy farm with sound home. Preferably with ground water in the Murray Valley area. Would prefer to purchase bare.

WANTING TO SELL?

As we go into Spring and the countryside is looking fantastic, now is great time to list your property. If you thinking of selling why not give us a call.

Contact Ross 0428 559 432

130 ACRES SOUTH STANHOPE - \$495,000

This very well presented property is a rare find and offers great lifestyle opportunities.

Located close to the town of Stanhope this three bedroom brick veneer home has been renovated to a high standard and is ready for the new owners to move straight into. Internally there is a modern galley style kitchen complete with dishwasher that leads to an open plan dining and lounge room. The lounge has external access to a decked area at the front of the property. The main living areas are heated with a wood heater or the large split system. There are three generous bedrooms, the master bedroom has two good sized built in wardrobes and an impressive en-suite with fantastic spa bath and double shower. The second bedroom is a good size and is complimented by a walk-in wardrobe whilst the third bedroom is extremely large and also offers a built in wardrobe. In addition there's a laundry, family shower room, separate WC and linen press. Externally this property has approximately 130 acres of paddock (this will be confirmed once titles are received) some of which have shade trees for stock and all are well fenced. There's a disused dairy, recycle dam and a machinery/tool shed. This is a wonderful opportunity for someone to purchase acreage with a fully renovated family home. I would urge any potential purchasers to inspect in order to appreciate the quality of the improvements.



Charlotte Northcott
Phone: 0499 442 127



Lifestyle Property Close to Kyabram and Tatura

Conveniently located in Cooma District 15 minutes from Kyabram. This 21 square 4 bedroom weatherboard home has 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. **Priced to sell \$315,000**