



# Newsletter - October 2016

## THE BUZZ FROM THE BOSS.

Maybe they could turn the tap off now! We have had a terrific spring with feed everywhere but the rain just kept coming throughout September. Let's hope for a long stretch of drying weather.

Prices for all livestock are very good at the moment. Both Prime and Store cattle seem to be getting dearer every week. Stores seem to be out stripping prime cattle but with the feed about it is no wonder. On a cautionary note, prices for our Australian beef are the dearest in the world. I spoke to a funds' manager the other day and he said it is very hard to sell beef into the USA with prices coming back. Lambs and sheep are selling well at a mainly steady rate.

We've been able to procure grain, particularly barley, at a very competitive price, so don't hesitate to give Alan Symmons a call at Cobram Feed and Grain for a quote on our feed mixes.

We have had a good response to our new real estate team and I encourage you to get in contact with Ross, Debbie or Charlotte if you are thinking of buying or selling. Now is a great time to get your property ready for sale. Check out the real estate section on our website to view properties and see how we can promote your property.

Peter Wilson 0409 503 317



Andrew Dalton 0499 551 915

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## WATER TRADING

We have several parcels of permanent high and low security water available with allocation. There is also high demand for High and Low Security Water in all zones. If you are thinking of adding to your water entitlement then now is the time to act.

### For Sale:

14.9mgs Low Zone 6

250mgs High Zone 1A

200mgs High Zone 1A

Several parcels of High Security Water in all zones.



**Wanted: Temporary allocation sales in all zones.**



**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.
- **CALF MIX SPECIAL FOR THE MONTH OF OCTOBER - Ring Alan for special deal.**

# Real Estate Roundup



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## FOR SALE – 1280 ACRE HIGHLY DEVELOPED DAIRY FARM

This very productive dairy farm is on 1280 acres and has three modern homes. The main residence is a 3 bedroom brick veneer home, 12 years old. The second is a solid 4 bedroom solid brick veneer and the third is a transportable 2 bedroom home only 6 months old. The 60 unit rotary dairy has a 25000 litre Packo vat and a 12000 litre Westfalia vat. The cow yard has a 1000 cow capacity. **Irrigation:** Approx 600mg turkey nest dam currently full, 480 acres are under Centre Pivot, 450 acres surface irrigation, under automation and 560 mg Deep Bore- water at 56-60 metres pumping 12 mg per day. **POA** **Phone Ross 0428 559 432**

## FOR SALE - WAAIA -Versatile Grazing Property Beef/Dairy

A pleasant treed setting surrounds this well located 4 bedroom timber cottage. This easy to manage 88ha lifestyle property is currently operating as a beef grazing enterprise. The property's low cost pasture based system, combined with current stock prices is generating solid profits. The lighter soil types provide heavy stock carrying capacity and the functional laneways provide good access to concreted stock handling facilities. A modernised irrigation outlet provides efficient irrigation to this well laid out farm that includes 17ha of Lucerne. The property has good shedding that includes a lockup workshop. There is also an operational 14 s/o dairy, 4800 litre Westfalia vat and new pellet silo. This profitable lifestyle property is located under 30 minutes from Shepparton and is well worth an inspection. **POA** **Phone Ross 0428 559 432**

## FOR SALE – KYABRAM - 4 Bedroom Brick home with 30 acres - \$430,000

This well presented property is an ideal family home with spacious open plan living areas, good sized bedrooms (an ensuite and dressing area to the master). Externally there are beautifully well maintained gardens, a shed for vehicles/machinery and the balance of the land is laid out paddocks. This property is a must see! **Phone Charlotte 0499 442 127**

## FOR SALE – STANHOPE - Rare Find House & 130 acres - \$495,900

A beautifully presented 3 bedroom home which has been fully renovated providing quality fixtures and fittings. All bedrooms are spacious and the master enjoys a large luxurious ensuite complete with spa bath. Externally there is a machinery shed and disused dairy. The land is well fenced and provides excellent soil quality ideal for cropping. **Phone Charlotte 0499 442 127**

## FOR SALE – STRATHMERTON - Life Style Property on 3 acres - \$239,000

This lovely renovated 3 bedroom weatherboard home is close to Strathmerton. All bedrooms are a spacious size and have inverter split systems, the master bedroom with built in robe. There is a good sized kitchen/diner with large gas oven and hotplates, walk in pantry and dishwasher. The lounge is a good size with wood heater and double doors leading into a games room or fourth bedroom. The bathroom consists of a shower and vanity with a separate toilet. There is a good sized laundry as well.

Externally there is a carport/entertaining area. Three rain water tanks supply the house and the property has an allocation of 3 mgs of stock and domestic water. The remaining acreage is well fenced with several small paddocks, 2 large fenced dog runs and a 3 bay shed. This property is a must see. **Phone Debbie 0428 857 500**

## FOR SALE – COBRAM – Brand new home - \$335,000

This brand new brick veneer 4 bedroom property is in a new subdivision. It features an open plan kitchen/dining and lounge area. The master bedroom has ensuite and spacious WIR. There's ducted natural gas heating and cooling throughout the house. A double lock up garage with remote controlled roller door and a good sized under roof alfresco area compliments this home. This home comes with a fully fenced rear yard. This new home is priced to sell. **Phone Debbie 0428 857 500**

## FOR SALE – STRATHMERTON HOME – Suit first Home Buyers - \$228,000

This lovely home consists of 3 double size bedrooms all with built in robes and ceiling fans, main bedroom has a split system. There's an open plan kitchen/dining and lounge area with an extra study/rumpus room. The kitchen has a dishwasher and ample cupboards. Natural gas heating and cooling keeps you comfortable all year round. The property has a large laundry and bathroom with a separate toilet. Outdoors is an undercover entertainment area which has a Coonara wood heater and a built in bar. The fully fenced rear yard features a good sized shed with roller door, concrete floor and power. At the rear of the shed is an extra undercover area for a caravan or boat. This home is definitely worth an inspection. **Phone Debbie 0428 857 500**