



INFORMATION MEMORANDUM

416 Hookings Road German Flat,
Section 53 Hookings Road German Flat &
Section 244 Hollaway Road Tantanoola
SA 5280

LAKE PARK

416 Hookings Road German Flat SA 5280

Under Instruction from GM Altschwager and J Blockley

To be sold in three non-contingent lots

Method of Sale: Expressions of Interest closing Monday 22nd April 2024 @ 1pm

Settlement: 90 Days

LAND TENURE DETAILS

Allotment 344 Filed Plan 194956

In the area named German Flat

Hundred of Benara

Certificate of Title Volume 5819 Folio 714

Allotment 21 Deposited Plan 86415

In the area named German Flat

Hundred of Benara

Certificate of Title Volume 6096 Folio 777

Totalling 186.34 Acres or 75.41HA approx.

DESCRIPTION

Red soils covering Limestone Hills with a wind turbine (leased).

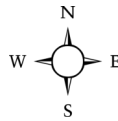
Running down to peat soil flats perfect for summer feed production.

Gorgeous four bedroom and study homestead nestled on the side of the hill overlooking flats to the east. New kitchen and dining room. Garden on bore water and sprinklers.

- Chook yard and horse stables
- Work shop and machinery shed
- Hay shed - 24m x 18m x 6.5m
- Barn
- Near new sheep yards (Altex)
- Three stand shearing shed raised board
- Two Implement sheds

Ideal country living on approx. 186 acres with the potential to purchase the adjoining "Sections" which is approx. 160 acres.

PADDOCK PLAN



This drawing is for illustrations purposes only.
The drawing and the information contained is not intended to be part of any
contract. All measurements are approx. and details intended to be relied
upon should be independently verified.

AERIAL MAP



SECTIONS

Sec 53 Hookings Road German Flat SA 5280

Under Instruction from GM Altswager and J Blockley

To be sold in three non-contingent lots

Method of Sale: Expressions of Interest closing Monday 22nd April 2024 @ 1pm

Settlement: 90 Days

LAND TENURE DETAILS

Section 53

Hundred of Benara

In the area named German Flat

Certificate of Title Volume 5374 Folio 841

Totalling 160.99 Acres or 65.15HA approx.

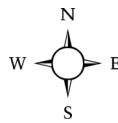
DESCRIPTION

Peat soils rising into heavy black loam fenced into four paddocks watered by one windmill and four troughs.

Powerhouse feed production property Suited for cropping, grazing or hay production.

NOTE: Adjoining property "Lake Park" also available via EOI.

PADDOCK PLAN



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AERIAL MAP



BARTONS

Sec 244 Hollaway Road Tantanoola SA 5280

Under Instruction from Lotsmore Pty Ltd

To be sold in three non-contingent lots

Method of Sale: Expressions of Interest closing Monday 22nd April 2024 @ 1pm

Settlement: 90 Days

LAND TENURE DETAILS

Section 244

Hundred of Hindmarsh

In the area named Tantanoola

Certificate of Title Volume 5606 Folio 532

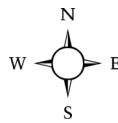
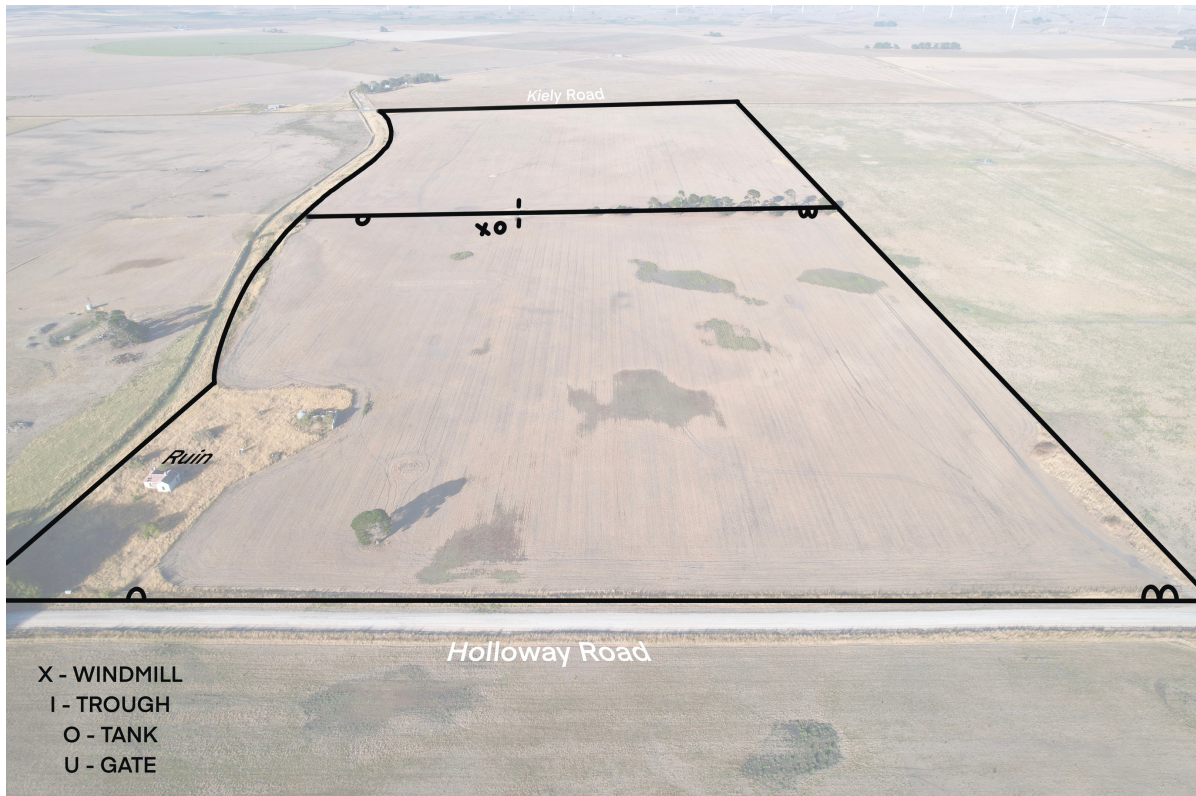
Totalling 109.07 Acres or 44.14HA approx.

DESCRIPTION

Heavy black loam soils, fenced into two paddocks watered by 1 windmill and two troughs.

Suited to cropping or grazing.

PADDOCK PLAN



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AERIAL MAP



PHOTOS



Expressions of Interest – Notice to Offer Form

Note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. If you do enter into a contract of sale, it is advisable to check section 5 of the 'Land and Business (sale and conveyancing) Act 1994' regarding any cooling-off rights that you may have and how to exercise them.

OFFEROR, Full Name: _____
(Person/Persons/Entity making offer)

OFFEROR, Telephone Number: _____

LAND, address: (to which the offer relates)

Property Name(s): _____

Street: _____

Suburb: _____ State: _____ Postcode: _____

OFFER AMOUNT: \$ _____

DEPOSIT AMOUNT: \$ _____

CONDITONS: (if any, to which the offer is subject)

E.O.I. FOR THE ABOVE-NAMED PROPERTY CONCLUDES ON:

the _____ Day of _____ 20____

The Offeror/s acknowledge/s receipt of a Form 3 prior to signing this Notice to Offer

Offeror/s signature: _____ Dated _____

The Offeror/s acknowledge/s immediate receipt of a signed copy of this Notice of Offer

Offeror/s signature: _____ Dated _____

The Vendor/s acknowledge/s receipt of this Notice of Offer:

- ☐ Within 48 hours of its receipt by the Agent OR
☐ At a later time as negotiated between the Vendor and the Agent

Vendor/s signature: _____ Dated _____

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a flood **prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, **downpipes** and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How energy **efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

OUR TEAM



John Chay
Rural Sales Consultant

0439 332 729
john@jclivestock.com.au

DISCLAIMER

The information in this Information Memorandum is to be used solely for the purposes of assisting with an initial appraisal of the property and is not to be used for any other purposes.

The statements and opinions contained in this Information Memorandum are given in good faith but are not suitable for the purchaser's own independent enquiries.

The vendor and selling agents expressly disclaim liability for representations expressed, implied or contained in, or omissions from, this Information Memorandum or any other written or oral communications transmitted to prospective purchasers during the course of their evaluation of the properties referred to herein. Nothing contained herein shall be relied upon as a promise or representation as to the future performance of the property. Neither the vendor or the selling agents make any representation or warranty as to the accuracy or completeness of the Information Memorandum.

This information Memorandum is for the use only of the parties to whom it is addressed and for the stated purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Information Memorandum.

Neither the whole, nor part, of this Information Memorandum, or any reference thereto, may be included in any document, circular or statement without written approval of the form and content in which it may appear.