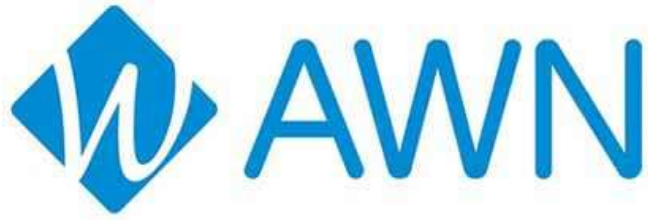


25
YEARS



For Sale

9

4

773 Hectares

2056 Benalla-Yarrawonga Road, Bungeet West

'ST. HILLIER' – 773HA – HIGH PRODUCTION, QUALITY IMPROVEMENT, ASSURED INVESTMENT

- * Beautifully renovated 4 bedroom homestead with views over executive surroundings
- * Highly productive with strong history of prime lamb production & cereal cropping
- * Outstanding water security. 30 dams. 2 x connection to Thoona main pipeline
- * Strong fert & pasture programs. Systematic paddock planning, internal road system
- * 3 machinery, 2 hay, sheep yards, cattle yards, 2 houses, 2 cottages and 2 horse stables
- * Gallagher Peak Hill crutching machine, full double ProWay bulk handler, 4 stand shearing plant

For Sale: Expressions Of Interest Close 24th Oct



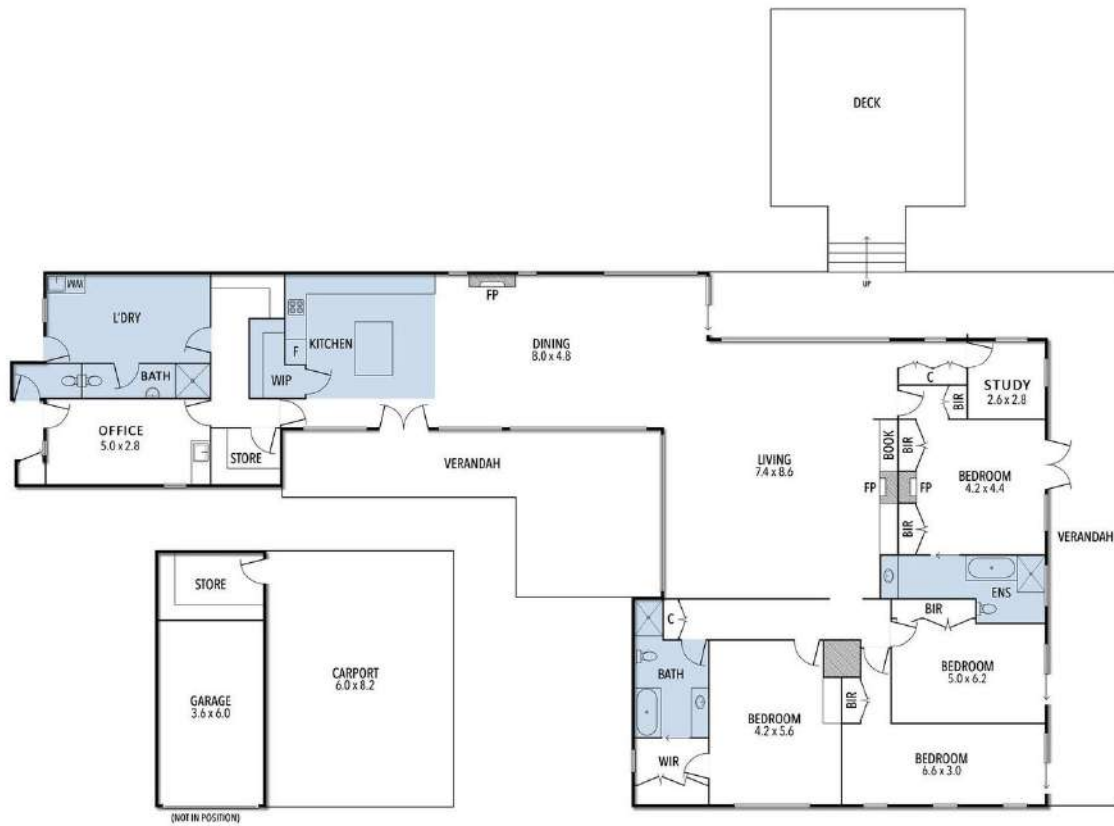
Brett Neilson
0418 626 503
bneilson@awn.net

National Property Operations Manager

www.awn.net
property@awn.net

02 99126225

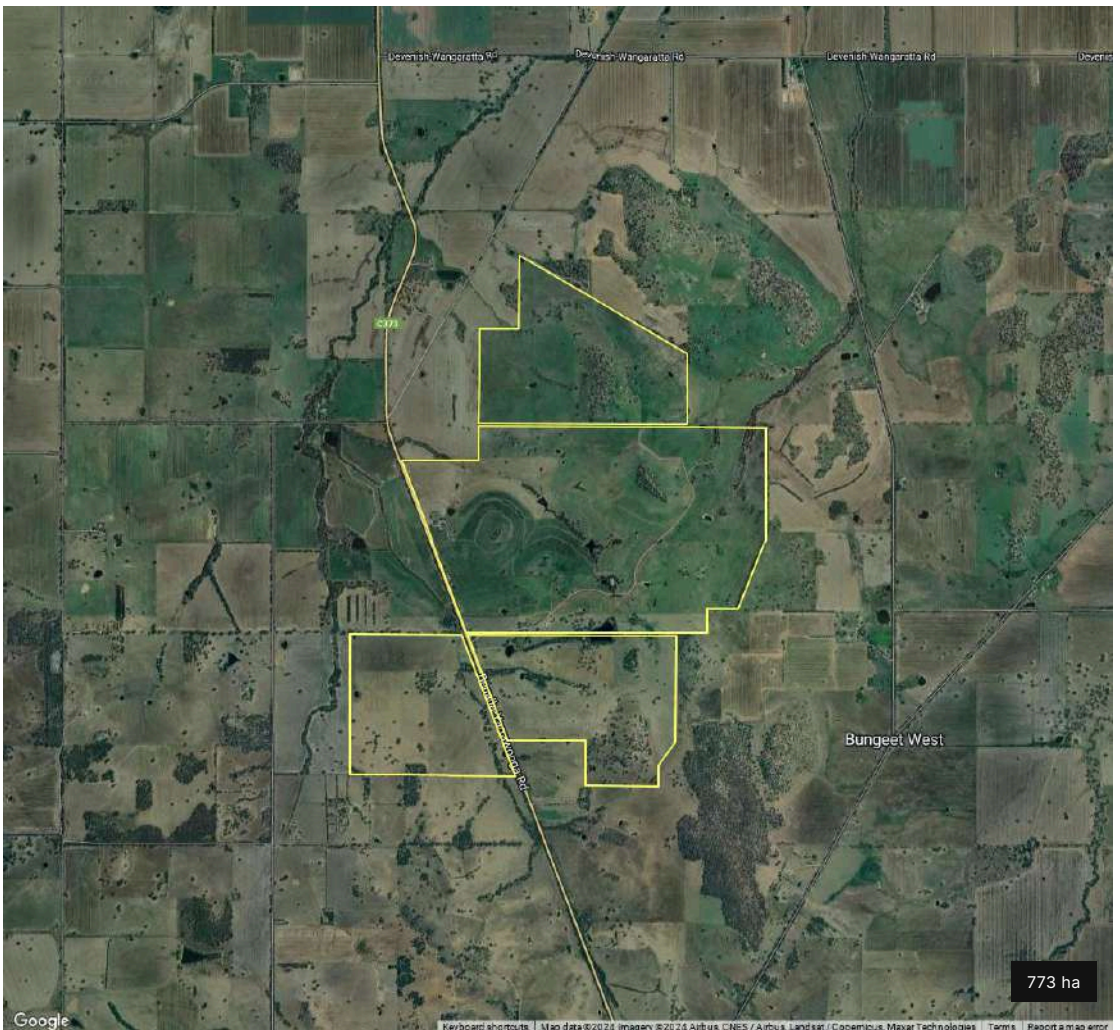
2056 BENALLA-YARRAWONGA ROAD, BUNGEET WEST



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Property Report

2056 BENALLA-YARRAWONGA ROAD,
BUNGEET WEST VIC 3726



Google

Keyboard shortcuts | Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies | Terms | Report a map error

Overview

Address	2056 BENALLA-YARRAWONGA ROAD, BUNGEET WEST VIC 3726
Parcels	40C\PP2282, 39D\PP2282, 40A\PP2282, 40B\PP2282, 39C\PP2282, 27A\PP2282, 1\TP120681, 27C\PP2282, 1\TP120682, 2\TP120682, 42B\PP2282, 42A\PP2282
District (SA2)	Benalla Surrounds
Shire/Local Authority	Benalla
Agro ecological Region	Central and South West Slopes and Plains
Land Area	773.3023 ha
Primary Usage	Grazing modified pastures
Primary Soil Type	Chromosols
Primary Crop Type	Pasture
Average Annual Rainfall	546 mm/year
Growing Season	Winter
Potential Carrying Capacity	12.00 DSE/ha
Planning Zone	FZ Farming Zone

Location

Nearest Population Centres

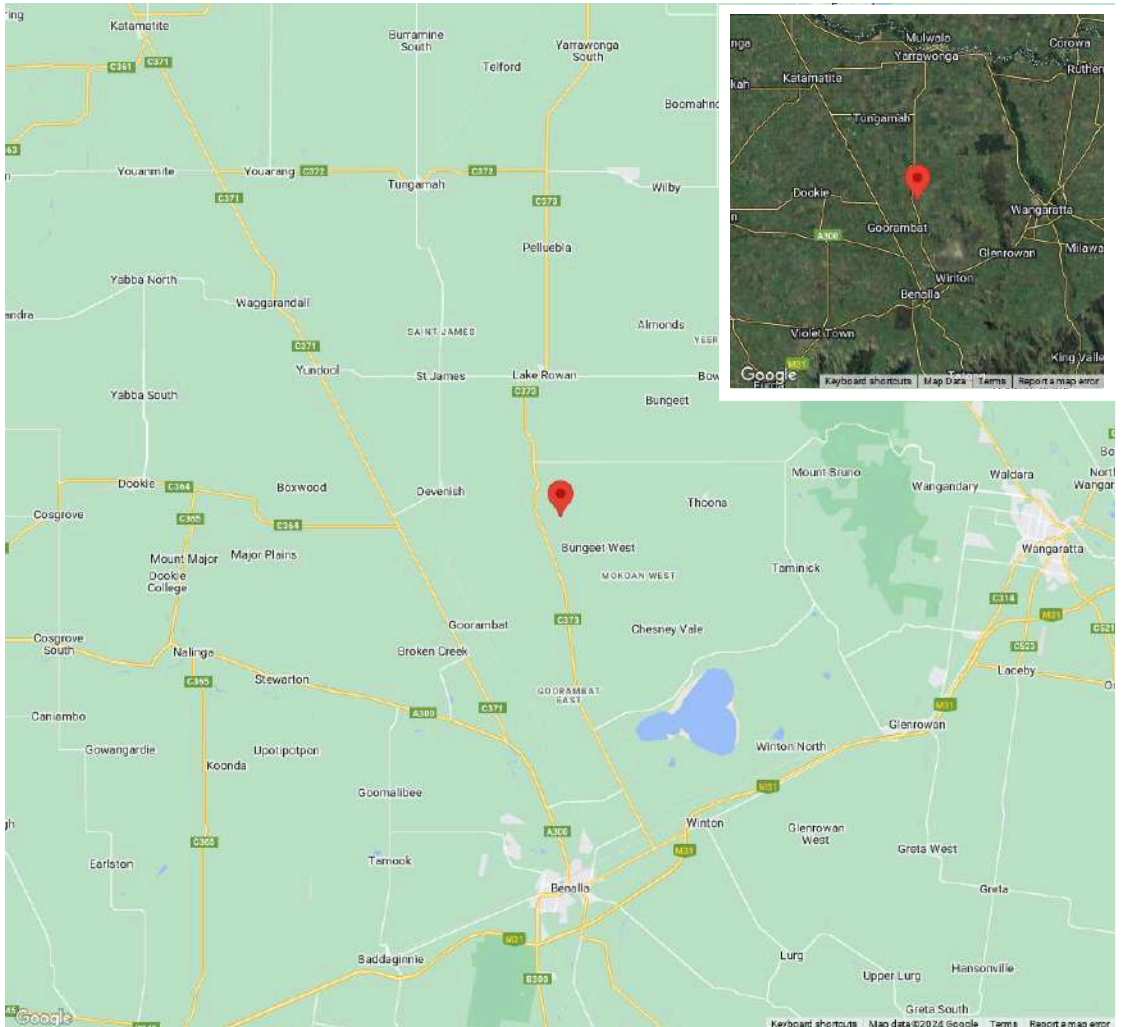
Benalla (20.29km)

Wangaratta (29.32km)

Yarrawonga - Mulwala (Yarrawonga Part) (34.44km)

Nearest Major Urban Centre

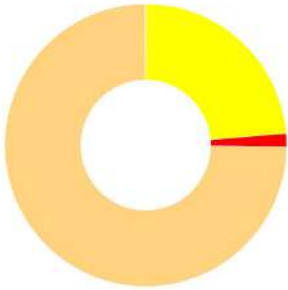
Bendigo (157.60km)



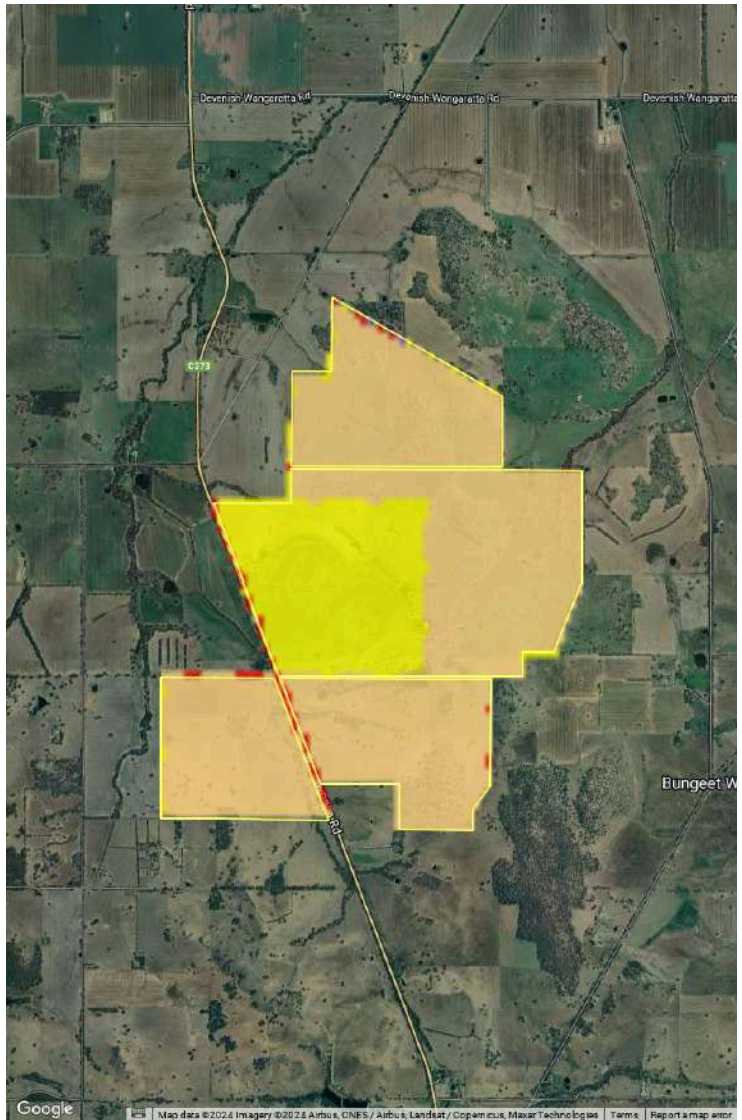
Agricultural Land Uses

An estimate of the various activities that this land is being used for. The source, catchment scale land use data shows a single dominant land use for a given area, based on the management objective of the land manager. Land is classified according to the Australian Land Use and Management Classification version 8. The date of mapping varies from 2008 to 2019, and the scale of mapping varies.

ABARES 2021, Catchment Scale Land Use of Australia - Update December 2020, Australian Bureau of Agricultural and Resource Economics and Sciences, Canberra, February, CC BY 4.0, DOI: 10.25814/ajw-rq15.



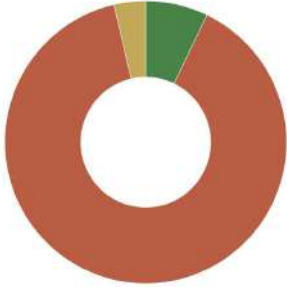
- Dryland cropping** (183.041ha / 24%)
- Nature conservation** (0.696ha / 0%)
- Other intensive uses** (11.754ha / 2%)
- Grazing modified pastures** (577.811ha / 75%)



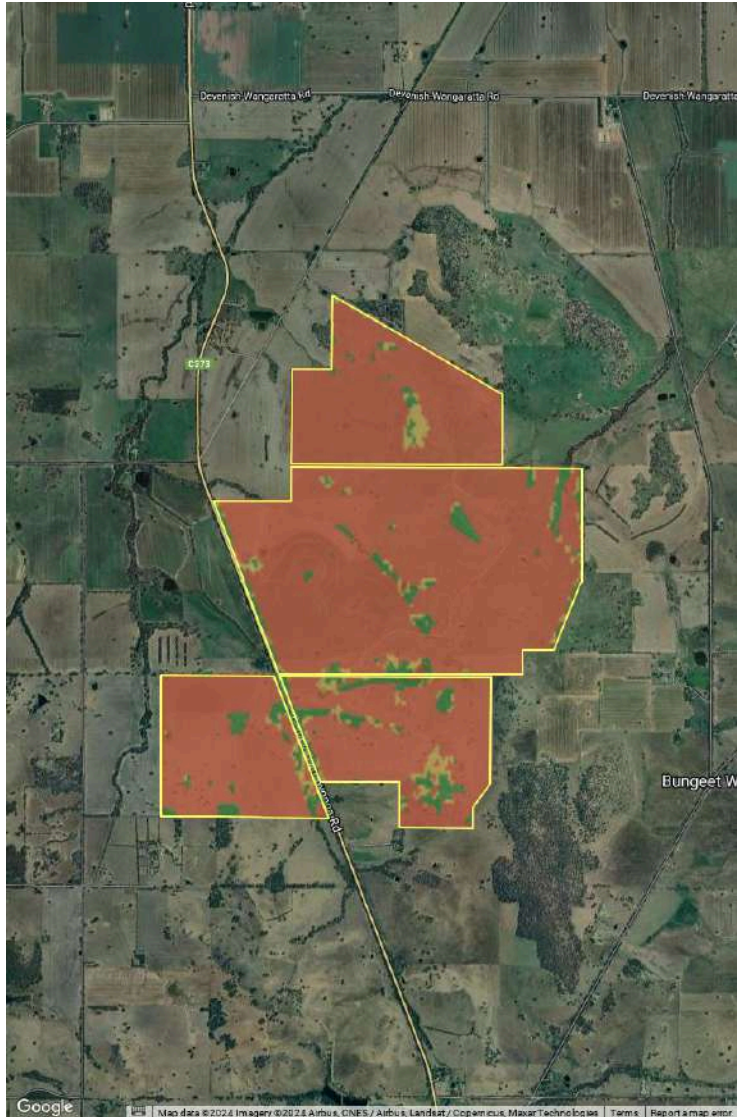
Remnant Vegetation

Remnant vegetation data is based on satellite imagery up to 14 September 2021 at a resolution of 25 metres. Land is classified into three categories: forest, sparse-woody and non-woody. Forest has minimum 20% canopy cover, at least 2 metres high and a minimum area of 0.2 hectares. Sparse-woody has canopy cover between 5-19%.

Department of Climate Change, Energy and Environment (2022). National forest and sparse woody vegetation data. Version 6.0. Commonwealth of Australia, Canberra.



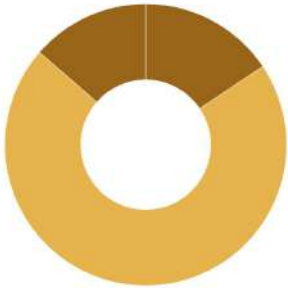
- Forest** (55.446ha / 7%)
- Non-woody** (689.786ha / 89%)
- Sparse woody** (28.071ha / 4%)






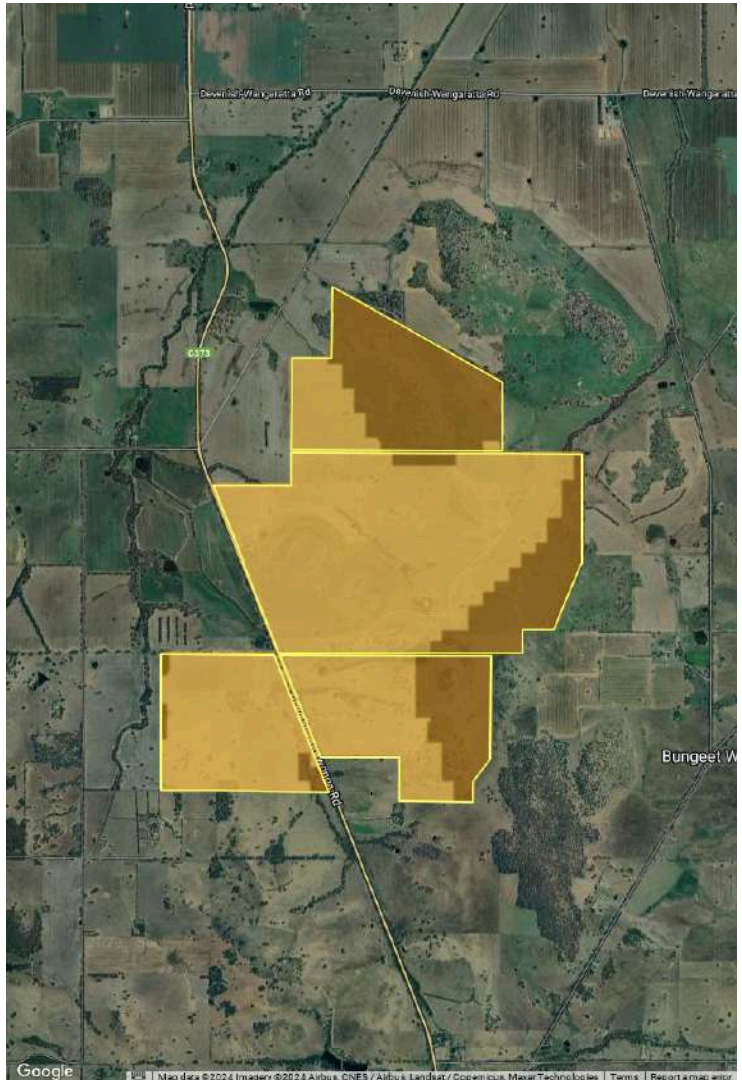
Soil Type

The predominant Australian Soil Classification (ASC) Soil Order or ASC Sub-order, Super Group or Group within the selected boundary. Each State has a different hierarchy however ASC has been chosen where available to provide consistency across States.

Vic. - ASC Order, Sub-Order
NSW - ASC Order, Great Soil Group
TAS - ASC Order
ACT, QLD - ASC Sub-Order
SA - Super Group, Type
WA - Super Group, Group
NT - Landform



-  **Sodosols, Grey** (120.790 ha / 16%)
-  **Chromosols, Red** (547.266 ha / 71%)
-  **Sodosols, Brown** (105.246 ha / 14%)



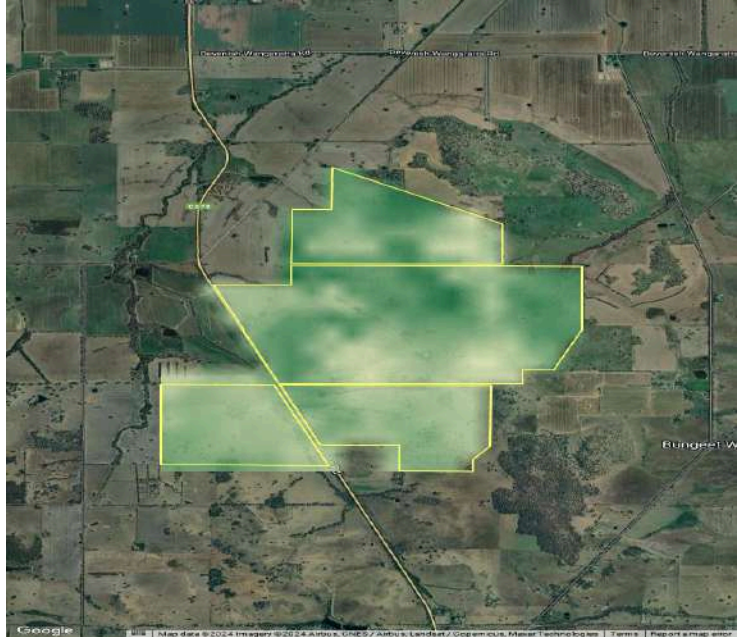
Slope And Elevation

Average Slope

1.18%

Slope relates to the inclination of the land surface from the horizontal. Slope angle represents this change in height over distance and is expressed in degrees. Average slope refers to the mean value in degrees across the property.

Slope in degrees



Average Elevation

215m

The average elevation (average height above sea level) is derived by taking the mean of all the elevation values that fall within this boundary.

Height above sea level, in m



Production

Potential Carrying Capacity

Potential carrying capacity measures a farm's ability to sustain animals under optimal management conditions, which could include pasture composition, rotation rate, and fertiliser application. Using potential carrying capacity allows farms to be easily compared by standardising land management practices. Potential carrying capacity is distinct from actual carrying capacity, which measures a farm's actual ability to sustain animals over time.

To calculate potential carrying capacity, actual climate and soil data, feed availability and typical pasture compositions (on a per area basis) are applied to an economic model of grazing enterprises. This data is processed and generated by the CSIRO.

Non-forested area on property

718 ha

Dry Wethers (DSE)

One DSE (Dry Sheep Equivalent) is the amount of feed required to maintain the weight of a 45 kg, two-year-old Merino sheep. It follows that carrying capacity is fundamentally a measure of energy produced over time, where one DSE is equivalent to roughly 7.6 megajoules (MJ) per day.



12.0

DSE / ha

8,614

DSE Total

Steer (AE)

AE (Adult Equivalent) is the corresponding standardised measure for beef cattle. This measure is for a 450kg Bos Taurus steer maintained at that weight.



1.5

AE / ha

1,077

AE Total

Structures

No. of Structures

13

Total Area

2329 m²

Note: Buildings smaller than 40sqm have been excluded.

1.

587 m²



2.

271 m²



3.

253 m²



4.

225 m²



5.

182 m²



6.

166 m²



Structures

7. 135 m²



8. 115 m²



9. 114 m²



10. 114 m²



11. 63 m²



12. 58 m²



Structures

13.

45 m²





Average Annual Rainfall

546

mm /year



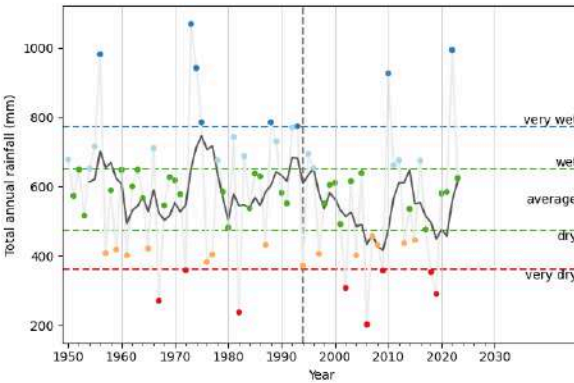
Nearest Weather Station

6.1 km

GOORAMBAT

Annual Rainfall Deciles

Historic rainfall trends for GOORAMBAT [81017]



Since 1994, there have been 7 wet years and 12 dry years. We would normally expect 9 of each in this time period. Over the historical record, annual rainfall typically varies within 30.6% of the mean.

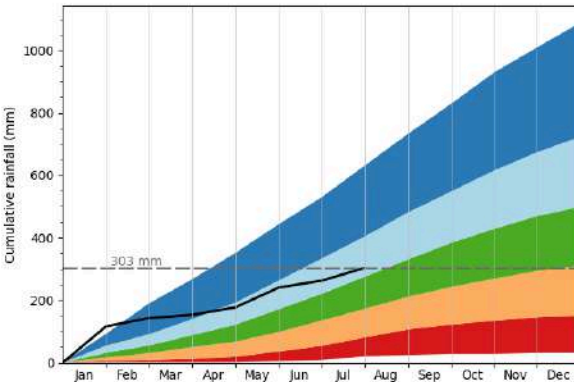
Categories

- very wet (the wettest 10% of years)
- wet (the wettest 30% of years)
- average (rainfall between the driest 30% and wettest 30% of years)
- dry (the driest 30% of years)
- very dry (the driest 10% of years)
- 5 year rolling mean

Generated by Digital Agriculture Services on 2024-08-01

Monthly Rainfall to Date

Cumulative rainfall since January 2024 for GOORAMBAT [81017]



Cumulative rainfall for GOORAMBAT since the start of January 2024 it 303mm, placing the current period in the 53rd percentile of historical rainfall

Categories

- very wet (the wettest 10% of years)
- wet (the wettest 30% of years)
- average (rainfall between the driest 30% and wettest 30% of years)
- dry (the driest 30% of years)
- very dry (the driest 10% of years)
- Cumulative rainfall for 2024

Generated by Digital Agriculture Services on 2024-08-01

Drought Stress



No deficit

Rainfall deficit identifies locations that are experiencing a significant rainfall deficit over a defined 12 month period. The current 12 month rainfall total is compared with all other 12 month rainfall totals since 1900. The current total is expressed as a percentile relative to the historic record. A current rainfall total less than the 10th percentile is classified as having a 1 in 10 year rainfall deficiency. Current rainfall totals less than the 5th percentile as classified as having a 1 in 20 year rainfall deficiency.

Flood



0.0

No inundation detected over period

Flood risk was generated from a historical inundation record derived from satellite remote sensing. The satellite detects inundation and allocates it to an index according to the number of years it was inundated over a 15 year period. This approach assumes that the frequency of flooding over the past 15 years is a useful proxy for future inundation.

Bushfire



0.5

Low to medium risk

The bushfire risk index shows a relative index of the possible intensity of fire, on a catastrophic fire weather day, if a fire actually occurs. It indicates the expected severity of a fire that occurs under 'catastrophic' weather conditions. It does not assess the probability of such conditions occurring nor of a fire igniting. This index does not provide information on the intensity or risk of a grass fire. There is no zero in this scale as there is never no risk.

Frost



17.0 Frost Days

per year

Risk of frost as measured by the average (mean) days per year where the minimum daily temperature is < 0 degrees Celsius over the period 1962 to 2021. The 0 degrees Celsius threshold was chosen as it represents a critical temperature for inducing stress and damage in many agricultural and horticultural species.

Disclaimer

This report has been compiled on 2024-08-09 by Brett Neilson. ©2024 Digital Agriculture Services Pty Ltd. – www.digitalagricultureservices.com.

While all care has been taken in compiling the information in this report, this report relies on third party data and Digital Agricultural Services Pty Ltd does not warrant the accuracy, completeness or currency of any information, and to the maximum extent possible at law disclaims any liability for reliance on any information in this report. Use of DAS, this report and any data is 1) restricted to registered users of DAS, and 2) subject to the Terms of Service. Errors and Omissions Excepted.

Legal information about property value and property sales data (Property Value Information)

Property Value Information is based on historical and current data supplied to DAS from third parties providers (Third Parties). DAS and the Third Parties do not have a practice of monitoring or making inquiries about Property Value Information. You rely on Property Value Information completely at your own risk. Neither DAS nor the Third Parties make any warranty as to the accuracy, completeness or reliability of Property Value Information or accept any liability arising in any way from any omissions or errors. The Property Value Information should not be regarded as advice or relied upon by you or any other person and we recommend that you seek professional advice before making any property decisions.

Jurisdiction Specific Data

If the Property Value Information includes information in relation to property value or property sales data in a particular State or Territory of Australia, then the applicable disclaimer shall apply in respect of that information as set out in Appendix A of the DAS Terms of Service (available at https://map.dasintel.io/file/das_terms_of_service.pdf#property_value).

If you have any questions or concerns about the information in this report, please contact our customer care team.

Email Us: support@dasintel.io

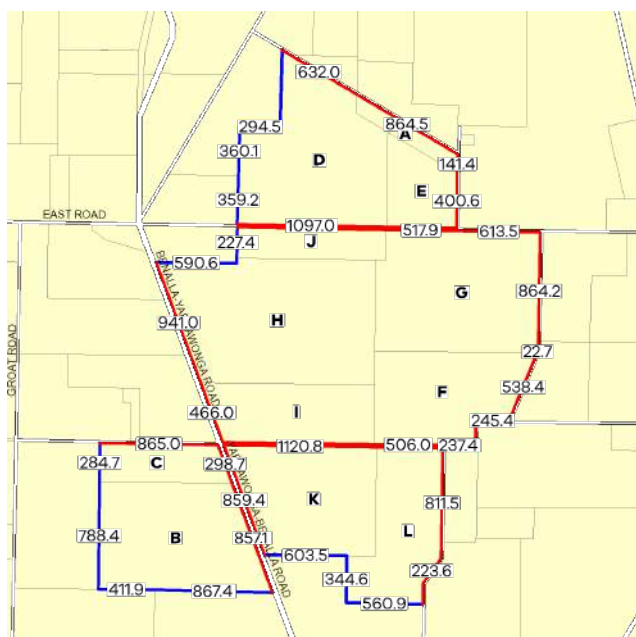
PROPERTY DETAILS

Address: **2056 BENALLA-YARRAWONGA ROAD BUNGEET WEST 3726**
 Crown Description: **This property has 12 parcels. See table below**
 Standard Parcel Identifier (SPI): **See table below**
 Local Government Area (Council): **BENALLA**
 Council Property Number: **A11511**
 Directory Reference: **Vicroads 33 H7**

www.benalla.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 7731667 sq. m (773.17 ha)

Perimeter: 22.96 km

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

10 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

ADDRESS DETAILS

These addresses have been found for this property

Address
2056 BENALLA-YARRAWONGA ROAD BUNGEET WEST 3726
2154 BENALLA-YARRAWONGA ROAD BUNGEET WEST 3726

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI		Lot/Plan or Crown Description	SPI
A	Lot1 TP120681	1\TP120681		PARISH OF BUNGEET	
B	Lot1 TP120682	1\TP120682	G	Allot 39D	39D\PP2282
C	Lot2 TP120682	2\TP120682	H	Allot 40A	40A\PP2282
	PARISH OF BUNGEET		I	Allot 40B	40B\PP2282
D	Allot 27A	27A\PP2282	J	Allot 40C	40C\PP2282
E	Allot 27C	27C\PP2282	K	Allot 42A	42A\PP2282
F	Allot 39C	39C\PP2282	L	Allot 42B	42B\PP2282

PROPERTY REPORT

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **North East Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **EUROA**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

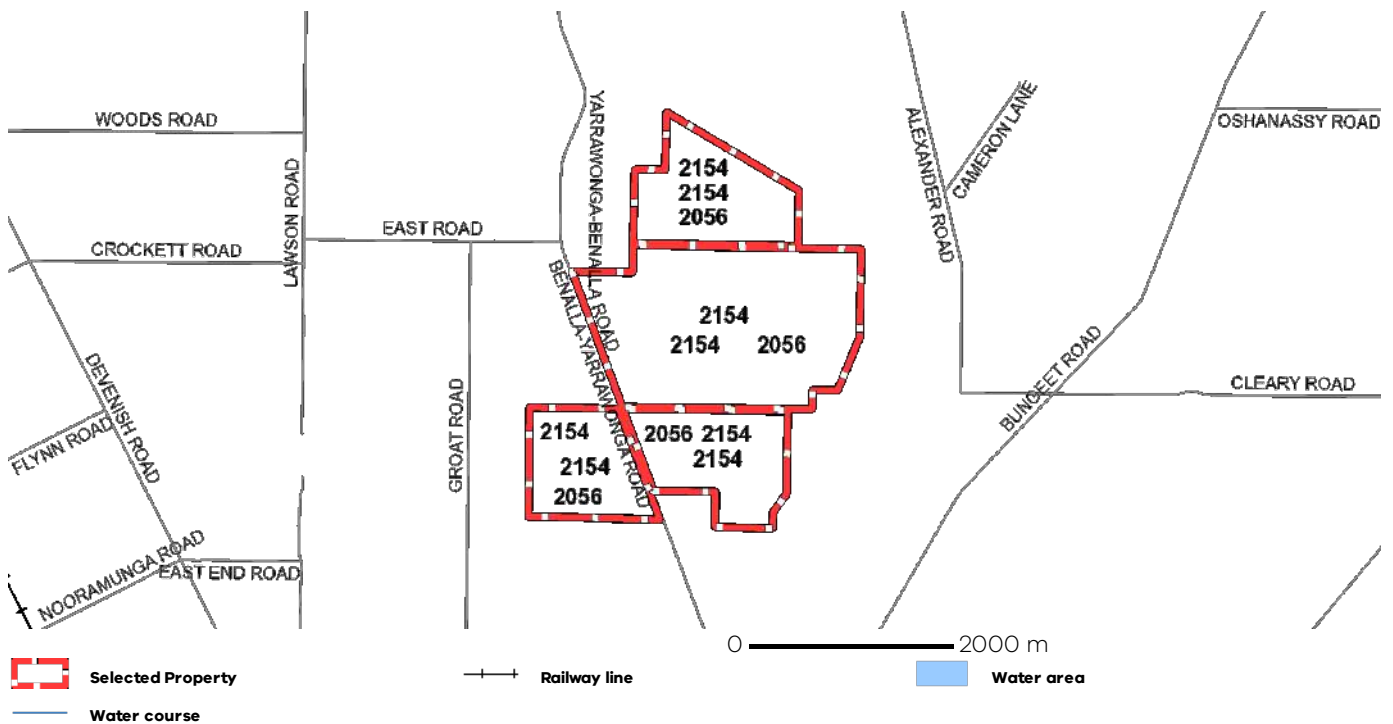
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



From www.planning.vic.gov.au at 23 September 2024 09:46 AM

PROPERTY DETAILS

Address: **2056 BENALLA-YARRAWONGA ROAD BUNGEET WEST 3726**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **BENALLA** www.benalla.vic.gov.au

Council Property Number: **A11511**

Planning Scheme: **Benalla** [Planning Scheme - Benalla](#)

Directory Reference: **Vicroads 33 H7**

This property has 12 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **EUROA**

OTHER

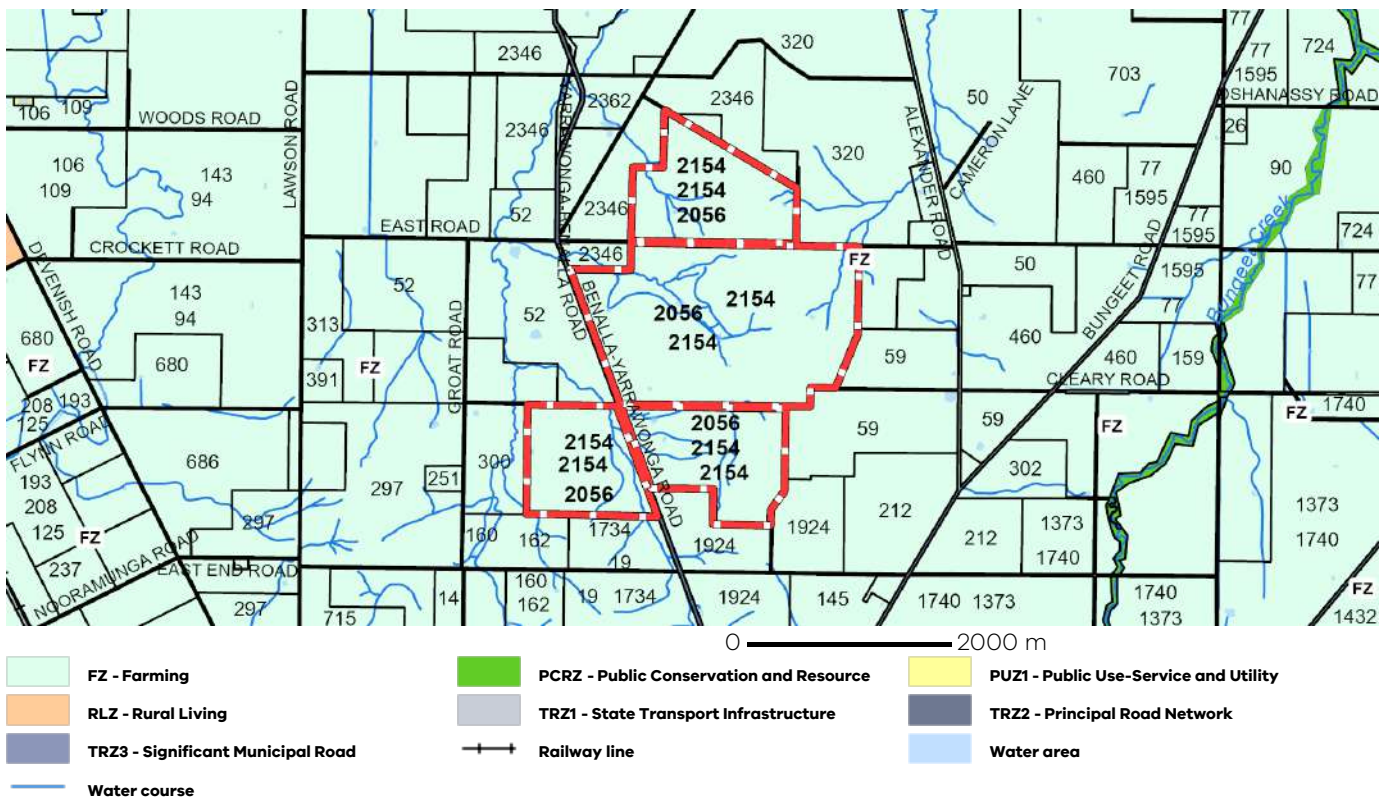
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

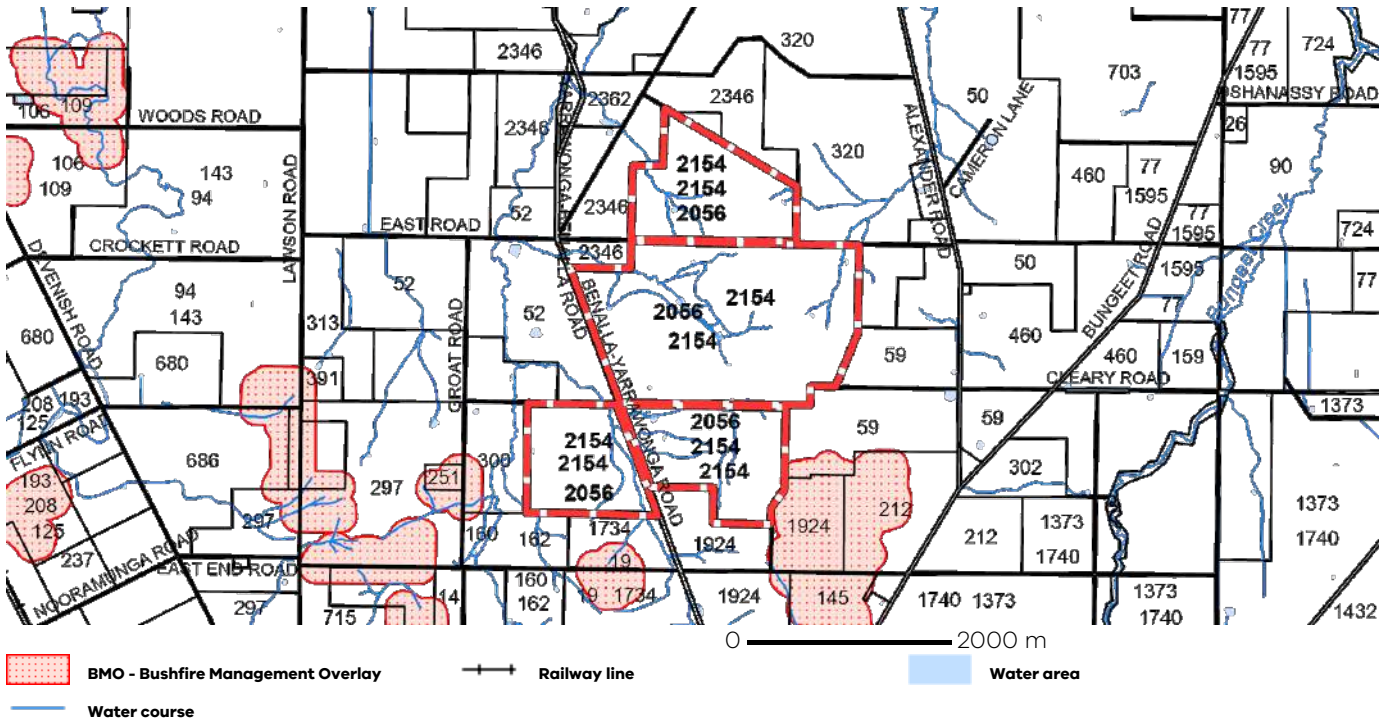
Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Further Planning Information

Planning scheme data last updated on 19 September 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

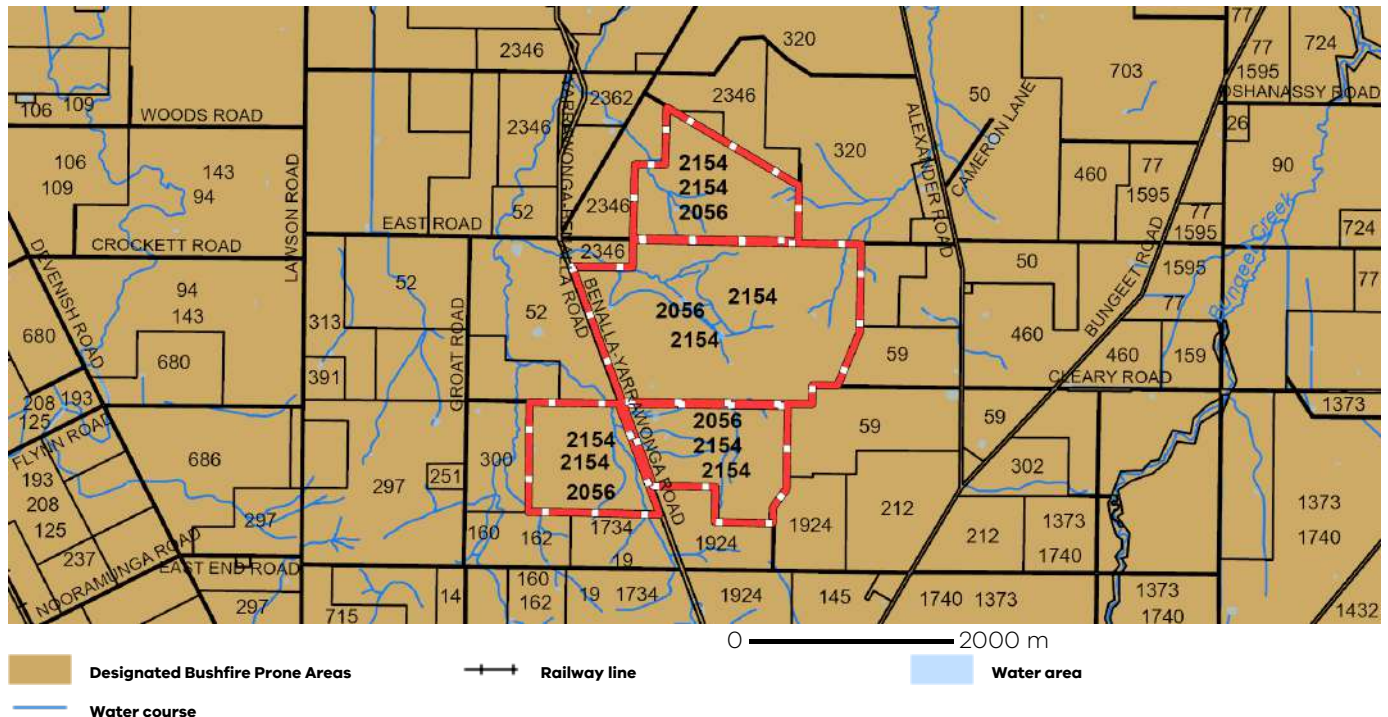
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)



C373

Bungoet Weir Rd

Bungoet We



Guidelines for Expressions of Interest

WHAT IS AN (EOI) EXPRESSION OF INTEREST SALE CAMPAIGN?

It is a form of private sale. It involves an estate agent informing the public a property is offered for sale.

If a person wants to be considered as a potential buyer, they will need to formally advise the agent of their interests by completing an ***Expression of Interest Offer to purchase*** form.

WHAT IS AN EOI FORM?

It is a form (such as the ***Expression of Interest Offer to purchase*** form attached) that is completed by potential purchasers to formally advise an estate agent of their interest in the property offered for sale by Expression of Interest (EOI) .

THING YOU NEED TO KNOW ABOUT AN EOI SALE CAMPAIGN.

It is a negotiation process that may lead to the property being sold.

An EOI submitted on the ***Expression of Interest Offer to purchase*** form is intended to provide a reference point for possible negotiations.

The property owner (Vendor) has final say about whether and to whom they sell.

Additionally the Vendor is under no obligation to any person who submits the ***Expression of Interest Offer to purchase*** form.

A property is not sold until a formal **Contract for Sale of Real Estate** is signed by the property owner and buyer and exchanged between them. This can happen at any time and may not run through to the end date advised. An estate agent can only collect, use and disclose a potential buyer's personal information for the purpose set out in the expression of interest form.

Price and terms of all offers remain confidential.

Please understand that it is critical that you submit the highest and best offer you're prepared to pay for the property as there has been several instances where purchasers have been successful by as little as \$1000.

Your offer should be as simple and as strong as possible. We appreciate this is a very tense and stressful time however, we want you to have every opportunity to place your best offer.

Given a fair and reasonable time frame the offer/s will be submitted to the vendor for consideration. The vendor retains the right to accept or reject any offer and ultimately make the final decision. The vendor may elect to negotiate further with the offer of his or her choice.

Signed by:

Party making offer: _____

Date: _____



**Expression of Interest
Offer to purchase**

VERY IMPORTANT NOTICE: This document is to be completed and emailed to bneilson@awn.net or hand into the AWN Office located at 33 Baker St, Wangaratta VIC 3676 in a sealed envelope marked

2056 BENALLA-YARRAWONGA ROAD BUNGEET WEST 3726
by 4pm Thursday October 24th 2024.

Please ensure your offer is the maximum price you are prepared to pay. Offers that are unconditional with terms agreeable by the vendor will be the most favorable.

All offers will remain confidential and only viewed by the vendor and their Agents

Date: 20/09/2024

Agents: B. Neilson & S. Jeffery

AWN

33 Baker Street

Wangaratta VIC 3676

Property Address 2056 Benalla-Yarrowonga Road, Bungeet West

Vendor S & J Wallis

Prospective Purchaser (Full Name):

.....
.....

Prospective Purchaser Address:

.....
.....

Prospective Purchaser Contact Number:

.....



OFFER

Price you are prepared to pay: \$.....

(Your Offer)

Deposit amount: \$..... **On signing of contract**

(Deposit is only payable if your Offer is accepted)

Settlement Terms: 1e; 90/120 days etc

.....

NOTE: The vendors preferred settlement date is 90 Days from signing of the Contract.

Special Conditions (If Any):

Finance Required: Yes / No If Yes Indicate

Lender.....

**Amount to be Borrowed:.....Days to obtain Approval: 21 Days
from Vendor signing of Contract of Sale.**

Additional Special Conditions:

.....

.....

PLEASE NOTE:

We advise all prospective purchasers to seek independent legal advice relating to the Contract for the sale and purchase of land and any other matter relating to this sale prior to submitting an offer to purchase this property.

The purchaser acknowledges that should they be the accepted offer they will sign and exchange the Contract for the sale and purchase of land by 4pm Thursday October 24th 2024. If the documents are not signed and exchanged by this time and date the Vendor reserves the right to negotiate and sell to another party.



For Sale

Via Expression of Interest (EOI)

Total Area: 773 ha / 1912 ac

"St. Hillier"

2056 Benalla-Yarrawonga Rd, Bungeet West, VIC 3726

awn.net/property



Steven Jeffery

National Property Sales
Development Manager

0427 595 760



Brett Neilson

National Property
Operations Manager

0418 626 503



Executive Summary

Beautifully renovated 4-bedroom homestead with views over executive surroundings, which include a tennis court, pool, and delightful gardens. St. Hillier is a highly developed property with fertile soils, outstanding productivity and a sustainable scale.

This versatile, adaptable, and highly productive property has a strong history of prime lamb production and cereal cropping, and it is also suitable for cattle production.

"St Hillier" has good water security with a reticulated system linking multiple water sources across the property.

Systematic paddock planning, good fencing and an internal formed road allow easy access and stock movement.

The property has an additional 3 bedroom house (currently tenanted), which could be used as a manager's residence along with a renovated 2 bedroom, shearers/workers quarters, and a separate cottage.

The 4-stand shearing shed is well laid out and highly functional with modern stock handling equipment, including a full double ProWay Bulk Handler.

Other infrastructure includes steel stock yards x 2, machinery shedding, hay shed, 4 x silos, sundry shedding etc.



Property Features

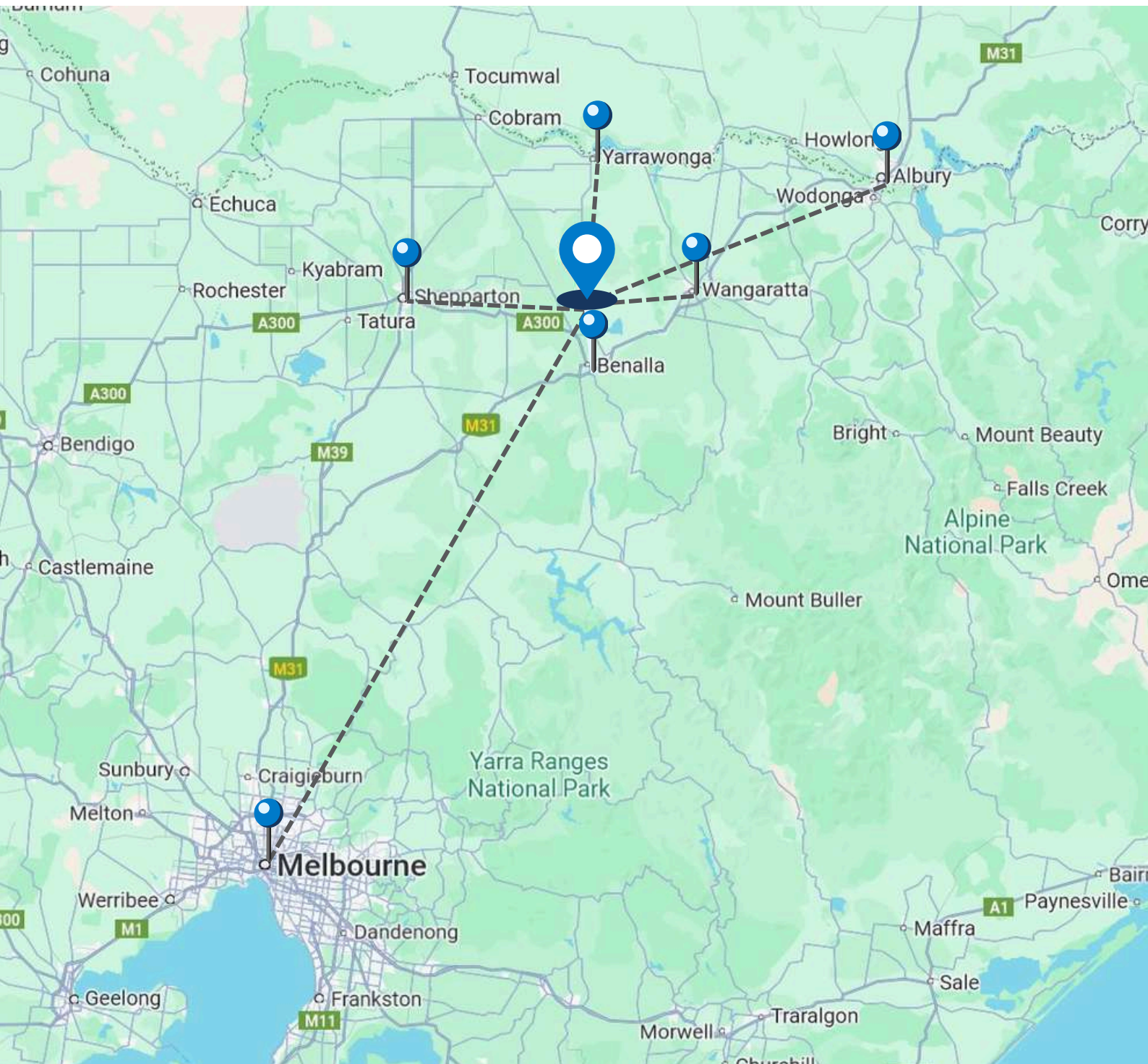
- 773 ha / 1912.6 ac
- Beautiful Homestead
- Exceptional Water
- 4 Stand Shearing Shed
- 30 Dams & 30 Paddocks
- Sheep Yards, Cattle Yards
- Crutcher + ProWay Handler
- Formed Internal Roadways
- Managers Home + Shearers Quarters
- Exceptional Shedding



Location

Ideally Located

- Benalla - 24k
- Yarrowonga - 40k
- Albury - 130k
- Wangaratta - 45k
- Shepparton - 64k
- Melbourne - 200k





St. Hillier offers a strong history of prime lamb production along with a cropping arability in excess of 75%*.

Systematic paddock planning, good fencing, and an internally formed road allow easy movement.

** Approximately*



Production

Highly productive and fertile land with a strong history of management exhibiting high-density stocking rates as demonstrated by current stock numbers and cropping program.



Fertiliser & Pasture History

Last five years pasture improvements

- Maintenance program, pasture is a mix to sub clover/rye/phalaris and phalaris/socksfoot/sub clover

Last 5 years fertiliser history

- 100-200 tonne lime annually
- 30-40 tonne MAP annually on crops
- 30-40 tonne super annually on pasture





Current Stock & Cropping Program

Stocking

- Currently running 2,500 ewes, 2,000 lambs, 40 rams, and six alpacas.

Crops

- Currently cropping 120 ha wheat, 50 ha Canola, 10 ha oats & 25 ha forage brassica.....
in excess of 75% of the property can be cropped
- Current focus is on prime lamb with much of the current cropping regime aimed at supplementary feed sources for the livestock



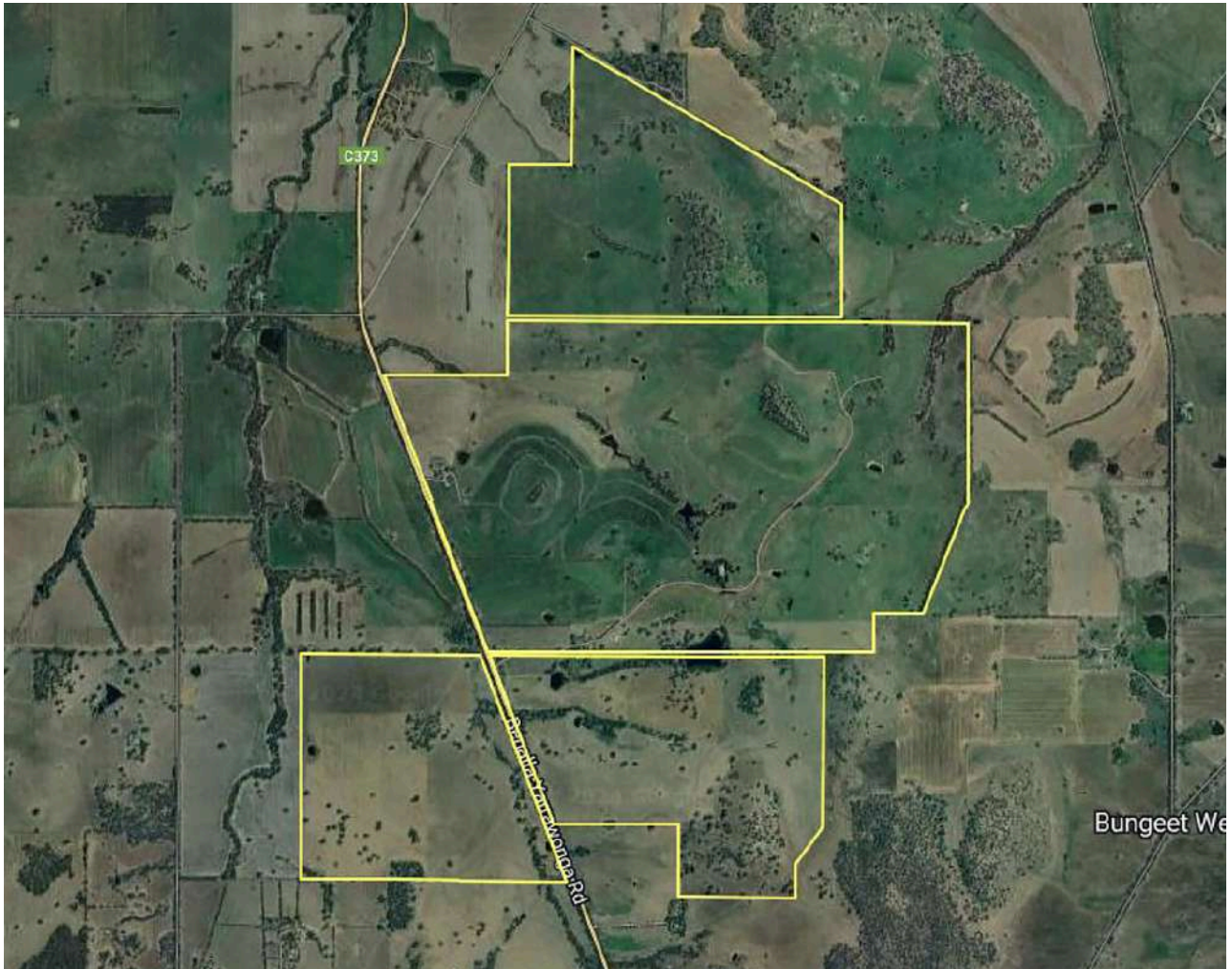
Watering System

Water system supply consists of:

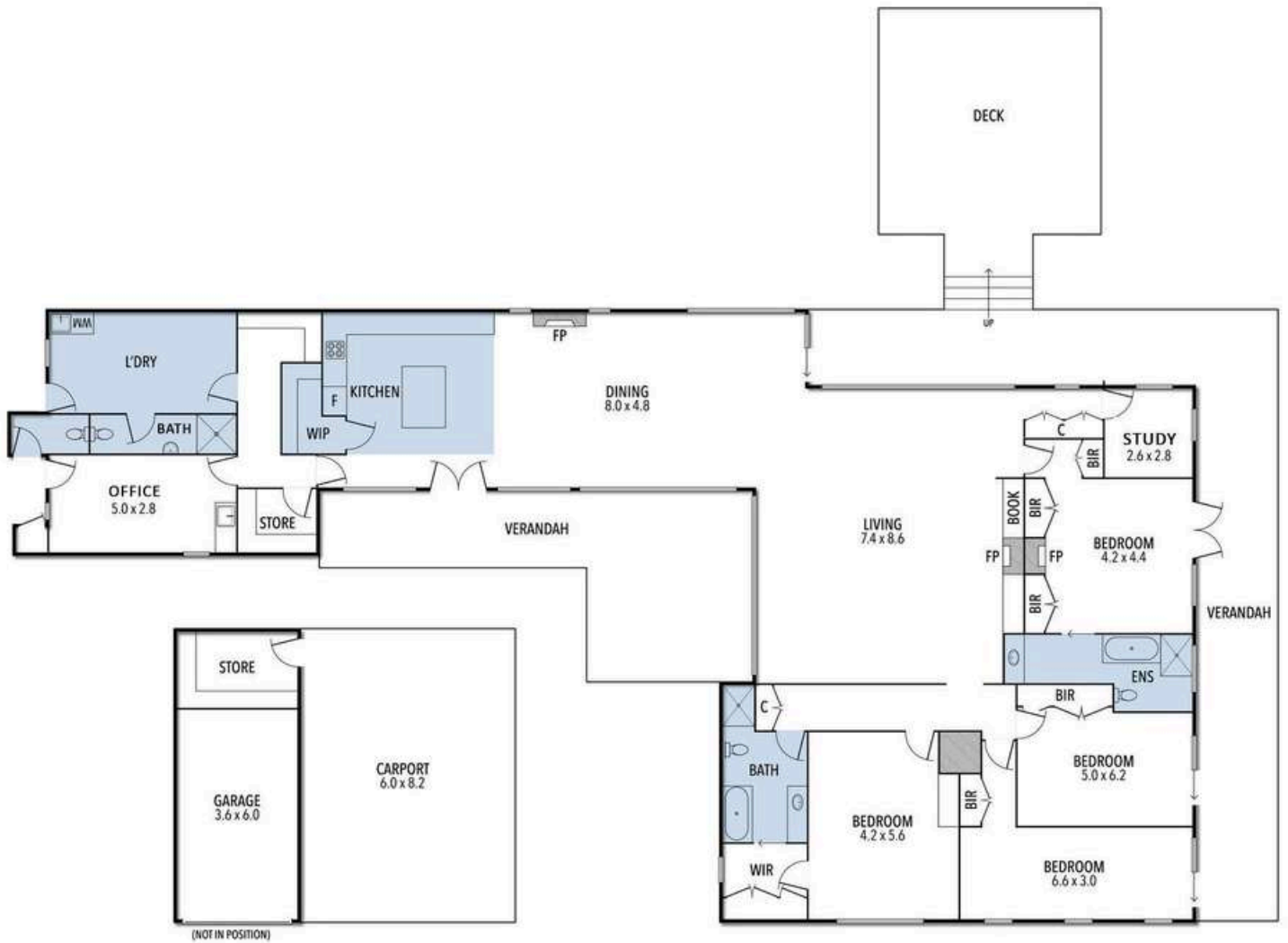
- Multiple holding tanks inc 100,000lt header tank
- 30 dams, including four spring fed
- 14 troughs. Water to each paddock either through trough, dam or both
- 2 x Connections to Thoona private pipeline with a 4 meg allocation

Property Map *(Guide Only)*

Total Area: 773 Hectares / 1912.6 Acres



Final Floor Plan



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Price & Sales Process Information

AWN Livestock & Property Pty Ltd has the pleasure of presenting "St. Hillier" to the open market for genuine sale.

For Sale By Expressions of Interest : "St. Hillier"

Address: 2056 Benalla-Yarrawonga Rd, Bungeet West, VIC 3726

Total Area: 773 Hectares / 1912.6 Acres

EOI Closing: **Inspection by Appointment**
Expressions of Interest Close 24th Oct - **Unless Sold Prior**

**View Property
Video**



Website: awn.net/property

**Send EOI
Documents to:** sjeffery@awn.net or bneilson@awn.net



Disclaimer

This Memorandum has been prepared for the Vendors by the agents at **AWN Livestock & Property Pty Ltd.**

The contents of this report are believed to be accurate. However, because information in this publication and other verbal or written information given in respect of the property ('information') has been gathered from various outside sources and may be inaccurate or incomplete, intending purchasers should note that:

- 1 The properties and assets are sold in an 'as is/where is' condition (that is, in their present condition and subject to all legal and physical defects).
- 2 No assurance is given by the Vendor, the Agent or any of their respective officers or employees or consultants that any information is accurate, complete or balanced.
- 3 You should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, enquiries, surveys and searches.
- 4 Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property.
- 5 Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representation or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property.
- 6 If you make any offer or sign a contract for the property, you will be taken to be not relying on any information (unless otherwise agreed in a written contract with the Vendor).
- 7 No person is authorised to give information other than the information in this Memorandum.
- 8 Any information given will not form part of the contract.
- 9 Nothing in this publication should be taken as a recommendation with respect to the assets or any other matter. Subject to any law to the contrary, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to this Memorandum and the sale of the properties are excluded and the Vendor and the Agent disclaim all liability to the maximum extent permitted by law. Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith. Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and apply their own due diligence.

Contact the exclusive AWN selling agents for further details and to arrange an inspection.



Steven Jeffery

*National Property Sales
Development Manager*

0427 595 760

sjeffery@awn.net



Brett Neilson

*National Property
Operations Manager*

0418 626 503

bneilson@awn.net



awn.net/property