



first
national
REAL ESTATE

Collie & Tierney

INFORMATION MEMORANDUM

94 Dickeson Grove, Colignan



firstnationalrural.com.au

67 Lime Avenue
Mildura

collieandtierney.com.au

5021 2200



**first
national**
REAL ESTATE

Collie & Tierney

Contents

<u>Introduction</u>	<u>3</u>
<u>Sunraysia Region</u>	<u>4</u>
<u>Property Outline</u>	<u>5</u>
<u>Land Use/Plantings (Sunrise 21 Map)</u>	<u>6</u>
<u>Irrigation & Water Licence Entitlements</u>	<u>7</u>
<u>Structural Improvements</u>	<u>8</u>
<u>Photo Gallery</u>	<u>9-10</u>
<u>Confidentiality and Disclaimer</u>	<u>11</u>



Property Address:

94 Dickeson Grove & Sculthorpe Road, Colignan/Nangiloc

Selling Agencies:

First National Real Estate Collie & Tierney

67 Lime Avenue

Mildura VIC 3500

ctfnre.com.au

Selling Agents:

Robert J Stephens - Rural & Lifestyle Specialist

0458 658 566

rstephens@ctfnre.com.au

Elders Real Estate

540 Benetook Avenue

Mildura VIC 3500

mildura.eldersrealestate.com.au

Marty Deacon

0429 953 365

marty.deacon@eldersre.com.au





Introduction

Totalling just over 32 acres is this citrus holding

Planted to a variety of citrus including Lanes, Navels, Imperials and Navelinas all in prime citrus soils

Irrigated by a pump on the Murray River supplying low level sprinklers and drippers

There is accommodation and shedding including a dwelling with 5 bedrooms, 2 kitchens, 2 bathrooms and 2 living areas

Complete with this seasons crop and an AUL of 128 megalitres





Sunraysia Region

The Sunraysia Region and Mildura Rural City is situated in Victoria's North West which covers around ten per cent of the states area. It's landscape ranges from precious Mallee vegetation to grain farms, intensive horticulture through irrigation, vibrant towns and the Murray River.

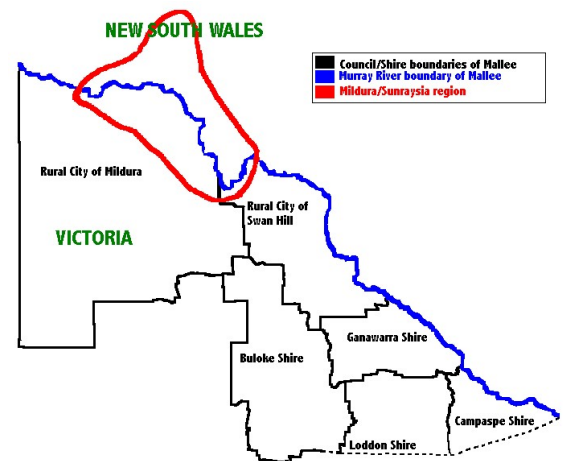
The region is Victoria's most significant producer of wine grapes, table grapes, dried fruit, citrus and almonds. With a population of over 60,000 Mildura is the commercial centre of the region and is the third largest transport distribution centre in Victoria and a major transport hub, linking Melbourne, Sydney and Adelaide.

A very popular tourist destination, boasting delicious local produce, award winning restaurants, wineries, breathtaking natural beauty and a glorious Mediterranean climate.

The city of Mildura has an extensive range of facilities and amenities, including one of Australia's biggest provincial airports.

Some useful web links about the region are as follows:

- Wentworth Shire Council www.wentworth.nsw.gov.au
- Mildura Rural City Council www.mildura.vic.gov.au
- Mildura Development Corporation www.milduraregion.com.au
- Grow Mildura Region www.growmilduraregion.com.au
- Mildura Tourism www.visitmildura.com.au



Climate & Rainfall

Average annual rainfall is approximately 290mm, but there is considerable variation from one year to the next. Rain occurs mainly during the winter months. Winters are cool with a moderate frost risk, summers are hot with temperatures known to exceed 40C.

Mildura Climate Summary

Data sourced from the Bureau of Meteorology

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	32.3	31.7	28.3	23.8	19.1	16.0	15.4	17.3	20.5	24.0	27.6	30.2	23.8	69 1946-2015
Mean minimum temperature (°C)	16.7	16.5	13.8	10.1	7.4	5.2	4.3	5.2	7.4	9.8	12.5	14.8	10.3	69 1946-2015
Rainfall														
Mean rainfall (mm)	22.0	22.7	20.3	18.4	25.1	22.4	25.8	25.6	26.7	29.3	25.6	25.6	289.6	69 1946-2015
Decile 5 (median) rainfall (mm)	11.7	10.6	11.4	12.4	17.5	18.1	24.3	20.3	23.6	19.8	18.4	15.0	274.4	68 1946-2015
Mean number of days of rain ≥ 1 mm	2.5	2.2	2.5	2.8	4.1	4.6	5.2	5.2	4.4	4.5	3.7	2.8	44.5	68 1946-2015





Property Outline - Dickeson Grove



INDICATIVE PROPERTY OUTLINE ONLY





Land Use / Plantings - Sunrise 21 Map



Patch	Acres	Variety	Rootstock	Age	Irrigation
A	2	Lane			
B	2	Not Planted			
C	6	Lane			
D	3	Leng			
E	3	Navelina			
F	5	Washington Navels			
G	7	Imperial			
H	3	Leng			

Please Note - All measurements approximate



Irrigation & Water Licence Entitlements

Irrigation is via direct diversion from the Murray River via drippers and low level sprinklers. There is an Annual Use Limit of 128 megalitres.





**first
national**
REAL ESTATE

Collie & Tierney

Structural Improvements

Improvements include a residential dwelling & multiple sheds:

Dwelling -

A very comfortable 5 bedroom family home featuring 2 living areas, 2 kitchens, 2 bathrooms and great outdoor living area all set amongst established gardens

Shedding -

Lock up work shop and open front machinery shed





Photo Gallery





Photo Gallery





first
national
REAL ESTATE

Collie & Tierney

Confidentiality & Disclaimer

The contents of this document are confidential and are produced for your personal use and not for distribution to any other person or corporation without prior notice to First National Real Estate Collie & Tierney and Elders Real Estate.

The data contained in this report has been compiled from information provided by the Vendors and other third parties. No warranty or representation, either expressed or implied, is given to their accuracy. The information is passed merely for sale of convenience and to assist any potential Purchaser in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property.

The information does not constitute all or any part of an offer or contract of sale or representation or inducement by First National Real Estate Collie & Tierney and Elders Real Estate and is intended as a guide only.

Potential Purchasers should not rely on any material contained in this Information Memorandum as statement or representation of fact. First National Real Estate Collie & Tierney and Elders Real Estate strongly urge all potential purchasers to rely on their own enquiries and should satisfy themselves as to its correctness by such independent investigation as they or their legal and/or financial advisor sees fit.

