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Collie & Tierney

# INFORMATION MEMORANDUM *310 Delta Road Curlwaa*



[firstnationalrural.com.au](http://firstnationalrural.com.au)



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Property Address:  
**310 Delta Road Curlwaa**

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## Introduction

A very rare opportunity to acquire a large citrus holding producing some of our regions best fruit is now available!

This property boasts great soil types and has been developed to a high standard.

Comprising 11 titles and with plantings to 150 Acres of multiple varieties including Powell, Lane, Washington, Navelina, Ryan and M7 Navels and Afourer Mandarins, with an established supply agreement to the distributor Mildura Fruit Company.

Also included are two residential dwellings and multiple large sheds,

With extensive plant and equipment, including everything needed to hit the ground running will be facilitated as part of the sale.





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## Our Company

Collie & Tierney First National Real Estate is built on a tradition of trust, knowledge and experience, has grown to become one of Australia's leading real estate companies.

The company uses a synergy of the most advanced technology, complimented by a large dynamic, experienced, and diverse team now numbering more than 35. Collie & Tierney is the only local Real Estate Agency that has a dedicated team of Rural and Lifestyle Real Estate Specialists. Consisting of Robert J Stephens and Michael Pullen, both of whom have been involved in the local rural and farming industry and raised on or owning rural properties most of their lives. The directors regard their staff as partners in the business and select their team members as much for their people skills as for their experience in a given field, and their track record.

Today, more than six decades on from the formidable partnership that founded the company in the 1950s, their philosophy has never changed - act with honesty and integrity and always put the interest of their clients first.

Collie & Tierney continues to build on the strong foundation laid by the company's founders, striving each day to take real estate in our region to a new, higher level.





# 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.

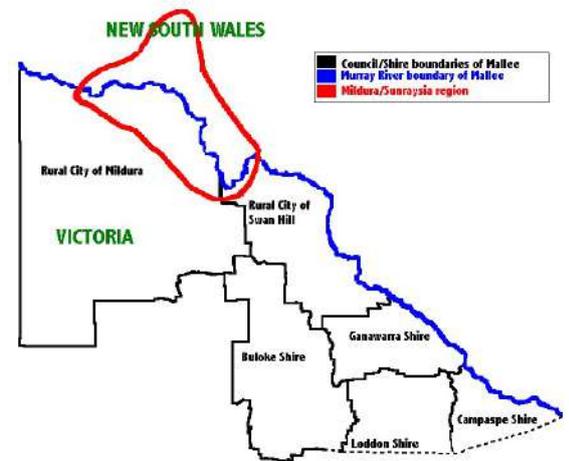
The region is Victoria's most significant producer of wine grapes, table grapes, dried fruit, citrus and almonds. With a population of over 60,000 Mildura is the commercial centre of the region and is the third largest transport distribution centre in Victoria and a major transport hub, linking Melbourne, 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](http://www.wentworth.nsw.gov.au)
- Mildura Rural City Council [www.mildura.vic.gov.au](http://www.mildura.vic.gov.au)
- Mildura Development Corporation [www.milduraregion.com.au](http://www.milduraregion.com.au)
- Grow Mildura Region [www.growmilduraregion.com.au](http://www.growmilduraregion.com.au)
- Mildura Tourism [www.visitmildura.com.au](http://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
<b>Temperature</b>														
Mean maximum temperature (°C)	32.3	31.7	28.3	23.6	19.1	18.0	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
<b>Rainfall</b>														
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	2.6	2.8	4.1	4.6	5.2	5.2	4.4	4.5	3.7	2.8	44.5	68 1946-2015





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## Property Outline



Indicative property outline

**INDICATIVE PROPERTY OUTLINE ONLY**





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## Land Use / Plantings - Sunrise 21 Map





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# Land Use

150 acres (approximately) of which 85% is planted to Navel "Lanes"

Legend for Sunrise 21 Map on previous page:

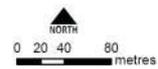
## D Finch 310 Delta Road, Curlew

Aerial photography flown February 2021  
Print date: September 2022  
Approximate area = 57.4 hectares / 141.8 acres

Patch	Hectares	Variety	Rootstock	Year	Rework	Int. Variety	Int. Rootstock	Int. Year	Irrigation
A	0.2	Late Lane	Trifoliata	1970	2008				Lowlevel
A1	1.3	M7 Navel	Trifoliata	1970	2008	Late Lane	Trifoliata	2019	Lowlevel
B	2.5	Washington	Trifoliata	1960	2003				Lowlevel
C	2.0	Late Lane	Trifoliata	1960	2004				Lowlevel
D	1.5	Washington	Trifoliata	1980					Lowlevel
E	0.6	Late Lane	Trifoliata	2019					Lowlevel
E1	0.1	Late Lane	Trifoliata	2005	2009				Lowlevel
F	3.7	Late Lane	Trifoliata	1985					Lowlevel
G	0.4	Late Lane	Trifoliata	1975					Lowlevel
H	1.1	Late Lane	Trifoliata	1975	1992				Lowlevel
I	0.7	Chislett	Trifoliata	2004					Lowlevel
J	0.7	Late Lane	Trifoliata	1970					Lowlevel
K	1.2	Chislett	Trifoliata	2003					Lowlevel
L	0.9	Chislett	Trifoliata	1970	2002				Lowlevel
M	8.4	Powell	Trifoliata	1989					Lowlevel
N	1.5	Washington		2001					Lowlevel
O	1.3	Navelina		1998					Lowlevel
P	2.0	Late Lane	Trifoliata	2019					Lowlevel

## Legend

-  Irrigated crops
-  Cadastre (accuracy undefined) © 2022 DFSI NSW



Patch	Hectares	Variety	Rootstock	Year	Rework	Int. Variety	Int. Rootstock	Int. Year	Irrigation
P1	0.1	Late Lane	Trifoliata	1970	2004				Lowlevel
Q	3.5	Late Lane	Trifoliata	1985	2004				Lowlevel
R	1.3	Afours	Lemon	2017					Lowlevel
S	2.4	Afours	Lemon	2017					Lowlevel
T	0.5	Ryan	Trifoliata	1979	2004	Late Lane	Trifoliata	2019	Lowlevel
U	0.5	Late Lane	Trifoliata	2019					Lowlevel
V	0.2	Washington	Trifoliata	2004					Lowlevel
W	3.3	Late Lane	Trifoliata	1960	2005				Lowlevel
X	1.5	Late Lane	Trifoliata	1980	2004				Lowlevel
Y	0.8	Cara Cara	Trifoliata	2018					Lowlevel
Z	1.4	Afours	Lemon	2017					Lowlevel
AA	3.5	M7	Trifoliata	2016					Lowlevel
AB	1.4	Cara Cara	Trifoliata	2019					Lowlevel
AC	2.5	Aussie Late	Trifoliata	2014					Lowlevel
AD	0.3	Ryan	Citrange	1972	2004	Late Lane	Trifoliata	2019	Lowlevel
AE	1.2	Late Lane	Trifoliata	1976					Lowlevel
AF	1.8	Late Lane	Trifoliata	2018					Lowlevel
AG	0.2	Washington	Trifoliata	2003					Lowlevel
<b>Total</b>	<b>56.5</b>								

This map was compiled from a range of data sources & no guarantee is given as to accuracy or reliability. For further details contact SunRISE Mapping & Research ph: (03) 5021 3196. Includes material © 2021 DELWP, Victoria. All rights reserved. The State of Victoria & its suppliers do not warrant the accuracy or completeness of information in this publication & any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.





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## Irrigation & Water Licence Entitlements

Multiple pumps plus 395 megs of high security water available at current market value, of which includes 2 megs of stock and garden entitlements





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## Irrigation Infrastructure

The property is irrigated on low level under tree sprinklers, via excellent pumping, filtration and fertigation systems.





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## Plant & Equipment

Plant & Equipment Consists of:

- 1x TD 55D New holland Tractor 4x4 and Hustler Forklift
- 1x Ferguson 4x4 4610 103HP Cab tractor
- 1x Deutz Fahr 4x4 420 Agropius Profiline Tractor + Front end loader
- 1x Ferguson 362 Cab tractor & Hesco forklift
- 10 x 3038E 4x4 John Deere tractors
- 1x Lindy H 25 Gas Forklift
- 1x Lindy H 25 Diesel Forklift
- 1x Fork Bucket
- 1x Trolley jack
- 1x Vicon Spreader
- 1x 3 blade citrus Pruning hedger
- 1x Hesco Skirting machine
- 1x Hydraulic 2+1 Blade citrus skirting machine
- 1x 3 Gearbox Harding slasher
- 1x Krone 80 inch rotary hoe
- 1x Kubota RTV 900 4x4 Diesel
- 1x seeder Agro Master
- 1x Vine yarder 3000 HYD Spreader
- 2x Grizzley discs
- 1x Water tank & trailer
- 1x hilling up disc
- 1x flatbed trailer
- 1x Ripper
- 1x Small super spreader
- 1x Air rator
- 1x tipping trailer
- 10x new picking trailers
- 2x 520 CF Moto
- 4x Scarifiers
- 2x tool bars
- 2x mulchers
- 1x 2000 LT Silvan Sprayer
- 1x 4000 LT Interlink sprayer
- 1x Polaris 325 2x4 bike
- 1x Polaris 570 4x4 Bike
- 1x 600 LT weed sprayer
- 1x 400 LT weed sprayer tow behind
- 1x 200 LT weed spray tank (Kubota)
- 1x tow spray mist weedicide unit
- 28 x all picking ladders
- 1 bulk bag stand





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## Structural Improvements

Improvements include 2 residential properties & multiple sheds:

Dwelling 1 -

4 bedroom family home featuring 2 large living areas, original kitchen with an open dining area, a second outdoor bathroom plus a fully self-contained outdoor hair salon with a split system and (perfect as a teenagers retreat, home office or a business venture alike). Double carport and a fully irrigated rear yard.

Dwelling 2 -

An old original block house, now used as a managers quarter. Features 2 bedrooms, living area and original kitchen plus shedding

Shedding -

Approximate sizes include: 12x8m, 20x9m, 20x9m 12x9m and 18x9m





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## Photo Gallery





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## Photo Gallery





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## Photo Gallery





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## Summary

This Delta Road Farm is located approximately 4kms from Wentworth and only 8 kms to Coomealla

The property will be sold on a 'Walk in, Walk out' basis including all listed machinery (available on request) and crop (depending on time of year sold)

With all of the hard work done, purchase today now and take full advantage of the extremely exciting looking crops that are well on their way!





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