

226 Old Boundary Road

Allendale East, South Australia

Information Memorandum



Elders

SALE DETAILS

Under the instructions from the Laslett Family

Laslett's Farm

For Sale by Auction

Thursday 10th March 2022, 11.00 am @ The Barn

Inspections strictly by appointment

EXCLUSIVE SELLING AGENT

Damian Venn

Mobile: 0438 904 771

Email: Damian.venn@elders.com.au



INTRODUCTION

Situated approximately 20Km from Mount Gambier, LASLETT'S FARM is complete with a water licence totalling 769,249kL 'plus' an additional carryover allowance of 101,684kL until 30th June 2022, providing a sense of comfort and flexibility.

Features of this magnificent property include:

- Land totalling 1187.7 Ha (or) 463.8 acres
- Undulating country providing warmth and high ground
- Pastures consisting of Rye Grasses and Phalaris
- Concrete and Poly water troughs throughout property
- Productive Grey, Brown & Red loams over limestone
- Steel & Timber cattle yards
- Fenced into good sized paddocks each with concrete troughs
- Quality fencing
- Water supplied via 2 bores for stock water and another bore for the pivot
- Hay, Silage & crops can also be produced Terrific opportunity to purchase a quality fattening or turnout block for your grazing operation.



CLIMATE AND RAINFALL

Temp (1942 – 2017)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
Mean max temp (°C)	25.4	25.3	23.2	19.6	16.1	13.9	13.2	15.9	18.1	20.6	23.1	23.1	19.0
Mean min temp (°C)	11.3	11.7	10.6	8.8	7.4	5.8	5.2	5.5	6.3	7.2	8.5	10.0	8.2

Rainfall (1982 – 2017)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
Mean rainfall (mm)	27.0	25.8	35.7	54.1	73.0	84.1	100.8	95.8	72.2	60.0	46.1	38.8	713.7

* Mount Gambier summary of statistics – Bureau of Meteorology





GENERAL PROPERTY DETAILS

ADDRESS	226 Old Boundary Road, Allendale East, South Australia
LOCAL AUTHORITY	District Council of Grant
ZONE	Rural
LAND	Crown Lease – Volume 6190 Folio 764
ROAD FRONTAGES	Sealed road frontage to Old Boundary Road



IRRIGATION

Water Schedule

LICENCE NUMBER	MANAGEMENT AREA	ALLOCATION PURPOSE	WATER TAKING COMPONENTS TOTAL	CARRYOVER AMOUNT (EXPIRES 30/6/20)	TOTAL WATER ALLOCATION PER ANNUM
12515-2	MACDONNELL	TAKING IRRIGATION	715,112 kL	101,684 kL	
12515-2	MACDONNELL	TAKING DELIVERY SUPPLEMENT - SPRAY	54,137 kL		769,249 kL

IRRIGATION

IRRIGATION PIVOT

Please note that the pivot has not been for at least 2 years. You will need to carry out your own due diligence as to the condition it is in.

The following water allocation has been leased out until the 30/6/2022

Taking Irrigation	337,000kL
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Taking Delivery Supplement - Spray	25,512kL
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Paddock Plan



IMPORTANT INFORMATION

This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all

liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.



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