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REAL ESTATE

Collie & Tierney

INFORMATION  
MEMORANDUM  
80 Merrijig Avenue & 85 Dacelo Avenue  
Red Cliffs



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

67 Lime Avenue  
Mildura

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

5021 2200



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Property Address:

**80 Merrijig Avenue Red Cliffs**

**85 Dacelo Avenue Red Cliffs**

Selling Agency:

**First National Real Estate Collie & Tierney**

67 Lime Avenue

Mildura VIC 3500

[www.collieandtierney.com.au](http://www.collieandtierney.com.au)

Selling Agent:

**Michael Pullen**

Rural & Lifestyle Specialist







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## Introduction

This 34.2ha (approx.) horticultural property comprises quality mallee soils and is irrigated by overhead sprays. The property has historically been used for asparagus production and season vegetables and is irrigated by an electric motor couple to a Grundfos high pressure pump and Micro Master irrigation controller with an AUL of 291.2 AUL. Improvements include a five bedroom brick veneer dwelling in good condition, a large packing shed complex with cool room plus an additional 3 bedroom residence in need of renovation.





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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.

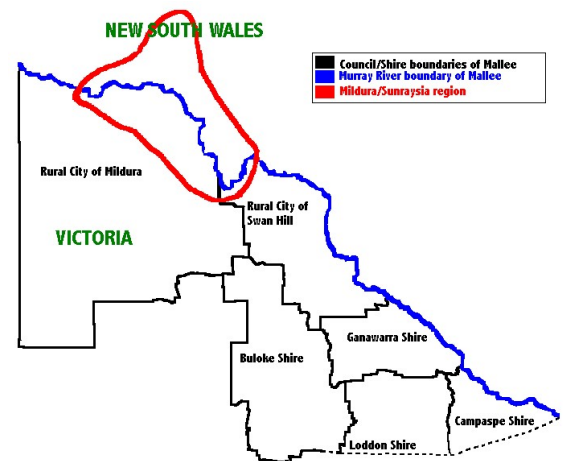
The region is Victoria's most significant producer of wine grapes, table grapes, dried fruit, citrus and almonds. With a population of over 60,000 Mildura is the commercial centre of the region and is the third largest transport distribution centre in Victoria and a major transport hub, linking Melbourne, 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)	32.5	31.8	28.5	23.7	19.1	16.0	15.5	17.3	20.6	24.2	27.7	30.4	23.9	75 1946-2021
Mean minimum temperature (°C)	16.8	16.5	13.9	10.2	7.4	5.2	4.3	5.2	7.4	9.9	12.6	15.0	10.4	75 1946-2021
<b>Rainfall</b>														
Mean rainfall (mm)	22.2	21.2	19.2	19.3	24.8	21.9	24.5	25.4	26.5	28.7	25.6	25.0	285.4	74 1946-2021
Decile 5 (median) rainfall (mm)	11.7	9.4	10.8	12.2	17.4	16.2	22.1	20.3	21.3	19.8	18.4	13.4	270.6	75 1946-2021
Mean number of days of rain ≥ 1 mm	2.5	2.1	2.4	2.7	4.0	4.6	5.2	5.1	4.3	4.4	3.6	2.8	43.7	75 1946-2021

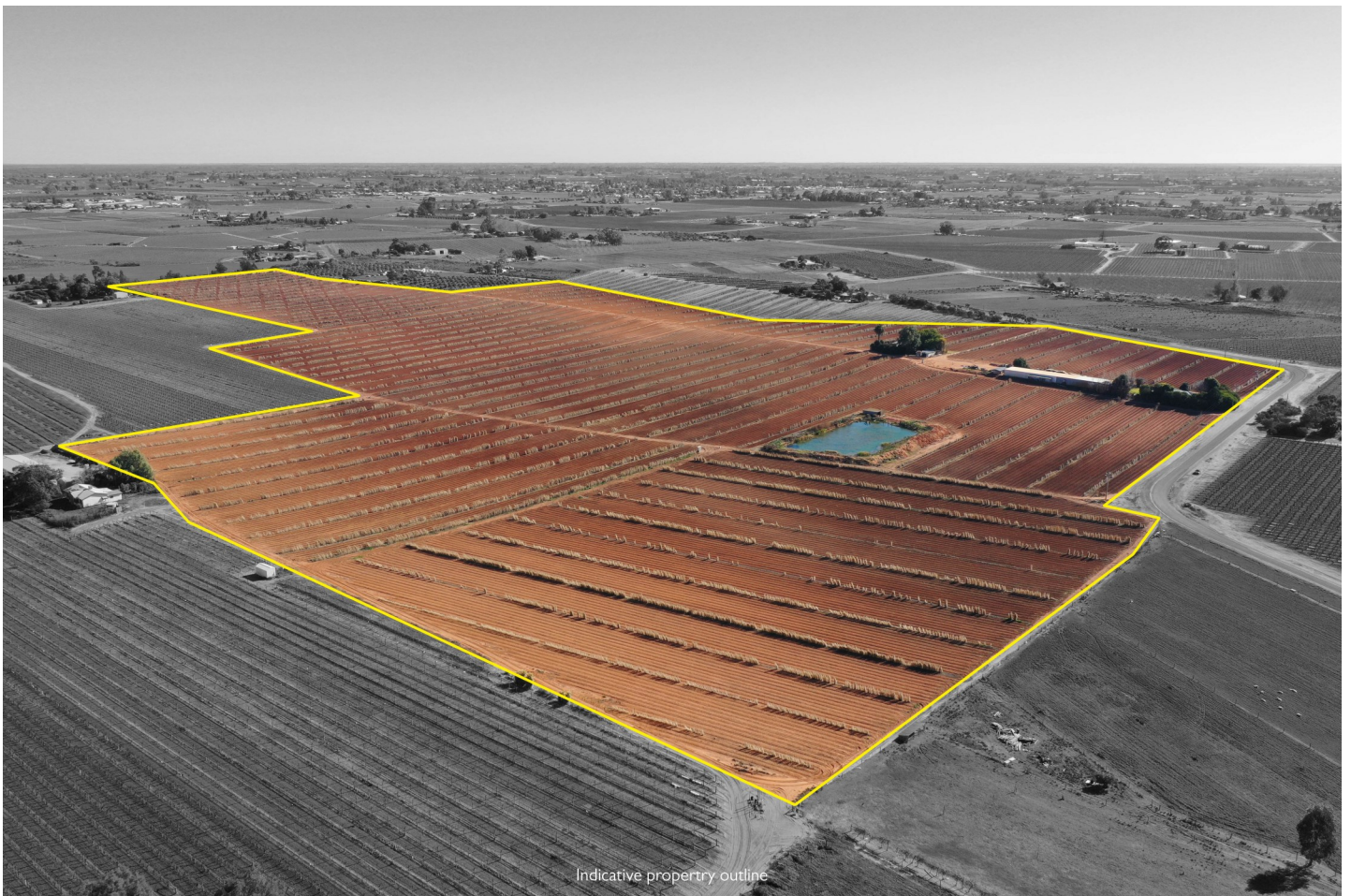




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## Property Outline



Indicative property outline

*INDICATIVE PROPERTY OUTLINE ONLY*







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## Land Use

The property is located in the Red Cliffs irrigation district and comprises 34.2ha (approximately) previously planted to asparagus with interplanting of seasonal cash crops. The property consists of undulating land with Winkle sand on the high ground and Berri and Barmera sands in lower areas.







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## Irrigation & Water Licence Entitlements

The property is irrigated via low level overhead sprays and running 9 field sections and includes a 5m dam with pump.

Water entitlement includes an Annual Use Limit of 291.2 megalitres and a Stock and Domestic allocation of 1.5 Megalitres. No permanent irrigation water is being sold with the property.







## Irrigation Infrastructure

Water is supplied by Lower Murray Water through the Red Cliffs Irrigation pipeline. On farm infrastructure consists of a WEG 37kW electric motor coupled to a Grundfos high pressure pump and delivered by Over Head Sprays and is controlled by a 25 station controller.

The irrigation motor and pump are located in a CI shed with an external 1,500 litre fertigation shed located adjacent to the shed. There is a 5 megalitre dam located on the property with pumping infrastructure that is currently not being utilized.







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## Plantings / Production

The property consists of cleared land previously planted to asparagus with seasonal vegetables interplanted between the asparagus plantings.

The property lends itself to redevelopment to table grapes, almonds, citrus or seasonal vegetables.







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## Plantings Map







## Structural Improvements

Improvements consist of a substantial five bedroom brick veneer dwelling with tiled roof and ducted reverse cycle air conditioning with two living areas and spacious kitchen. Outside includes a large decked and rooved entertainment area plus carport set amongst established gardens with 2 x 22,700 litre poly water tanks.

Close to the main dwelling is a large 40m x 12m (TBC) steel framed packing shed with a 42 pallet coolroom located inside the main shed structure. On site covered water storage facility of 2 x 22,500 litre concrete tanks.

A second dwelling is a three bedroom weatherboard and fibro structure with a kitchen/meals and bathroom. A two bay carport is attached to the dwelling plus a small shed. This dwelling is in poor condition and requires maintenance and renovation.







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## Photo Gallery







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## Photo Gallery







## Photo Gallery





## Summary

This substantial horticultural property of 34.2ha (approx) consists of five separate titles and is located approximately 4 km south east of the Red Cliffs township. The main farm is located at 80 Merrijig Avenue where the main residence and packing shed are located. The area currently planted to asparagus lends itself to redevelopment to high demand citrus, table grape or almond plantings or seasonal vegetables.

### Titles

Volume 7189 Folio 687 CA 174 Section B

Volume 8067 Folio 968 CA 172A and CA 172B Section B

Volume 8978 Folio 842 CA 171A Section B

Volume 8225 Folio 830 CA 172B and CA 172C Section B

Volume 7509 Folio 182 CA 168 Section B







## Confidentiality & Disclaimer

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