

CLOVELLY

*1185 Golspie Road,
GOLSPIE 2580*

Information Memorandum

CLOVELLY

Information Memorandum

Elders are pleased to present Clovelly for sale by Auction.

A genuine high rainfall grazing property located on the renowned Southern Tablelands of New South Wales. Clovelly is a livestock breeding and finishing property equally suitable for cattle or sheep, that offers secure water resources, quality working improvements and a productive balance of improved and native pastures.

Key Highlights include:

Scale and Topography

Total Area of 408.6* hectares (1,009.7* acres), rising from creek flats through arable slopes to grazing hillsides. The reliable non-seasonal rainfall combined with the favourable elevation of 833* meters above Mean Sea Level (AMSL) combines to provide an ideal climate for pasture and crop production.

Development

The property benefits from significant capital expenditure focussing on the development of operational improvements to enhance productivity and on-farm efficiencies.

Pasture/Cropping

41 tonne of Super was applied May 2025.

One Tree, Silo and Old Shed paddocks have been fallow sprayed and will be planted with Brassica during September 2025 (seed and fertiliser are on site)

200ha has been sprayed in late August 2025 for thistle and broadleaf weeds.

CLOVELLY

Information Memorandum

Livestock Enterprise

The property is currently stocked with 550 merino ewes in a self-replacing flock, 590 crossbred ewes produced 850 trade and store lambs as well as 222 hoggets and 130 FX hoggets for wool production, representing 3300* Dry Sheep Equivalents (DSE)

Soils

Productive soils comprise a combination of predominately yellow podzolic and solodic soils.

Water

Water Security is offered by 16 surface dams supported by double frontage to the traversing and permanent Bolong River (1.2km single front, give and take and 800m of double front) and Mianga Creek (4km double front). The property benefits from significant annual rainfall of over 700mm.

Fencing

Clovelly has been fenced into 29* paddocks, with 15* kilometres of new fencing and associated gates installed suitable for sheep and cattle.

Numerous stock grids have been installed for ease of access throughout the property

Operational Improvements

Fit-for purpose operational improvements to support the grazing enterprises include:

- Two stand fully equipped shearing shed with associated sheep yards
- New machinery shed/workshop that has been fitted out with superior living quarters with modern kitchen and bathrooms (two), three bedrooms and open plan living area.
- New machinery shed with concrete floor
- Machinery shed with earth floor (recently renovated)
- Hayshed with earth floor (recently reclad)
- Silo (30* tonne storage)

CLOVELLY

Information Memorandum

Accommodation

The Property benefits from comfortable weekend accommodation within the machinery shed/workshop and the stripped original homestead that has supplied Architectural plans (house and grounds) allowing the dwelling to be transformed into a commanding rural homestead.

Location

Conveniently located 5* kilometres from Golspie, 25* kilometres from Crookwell, 70* kilometres from Goulburn, 109* kilometres from Yass, 140* kilometres from Canberra and 240* kilometres from Sydney.

*approximatley

Stock numbers have been about the same over the last 3-4 years since 2021, taking advantage of the pasture improvement program. (see attached)

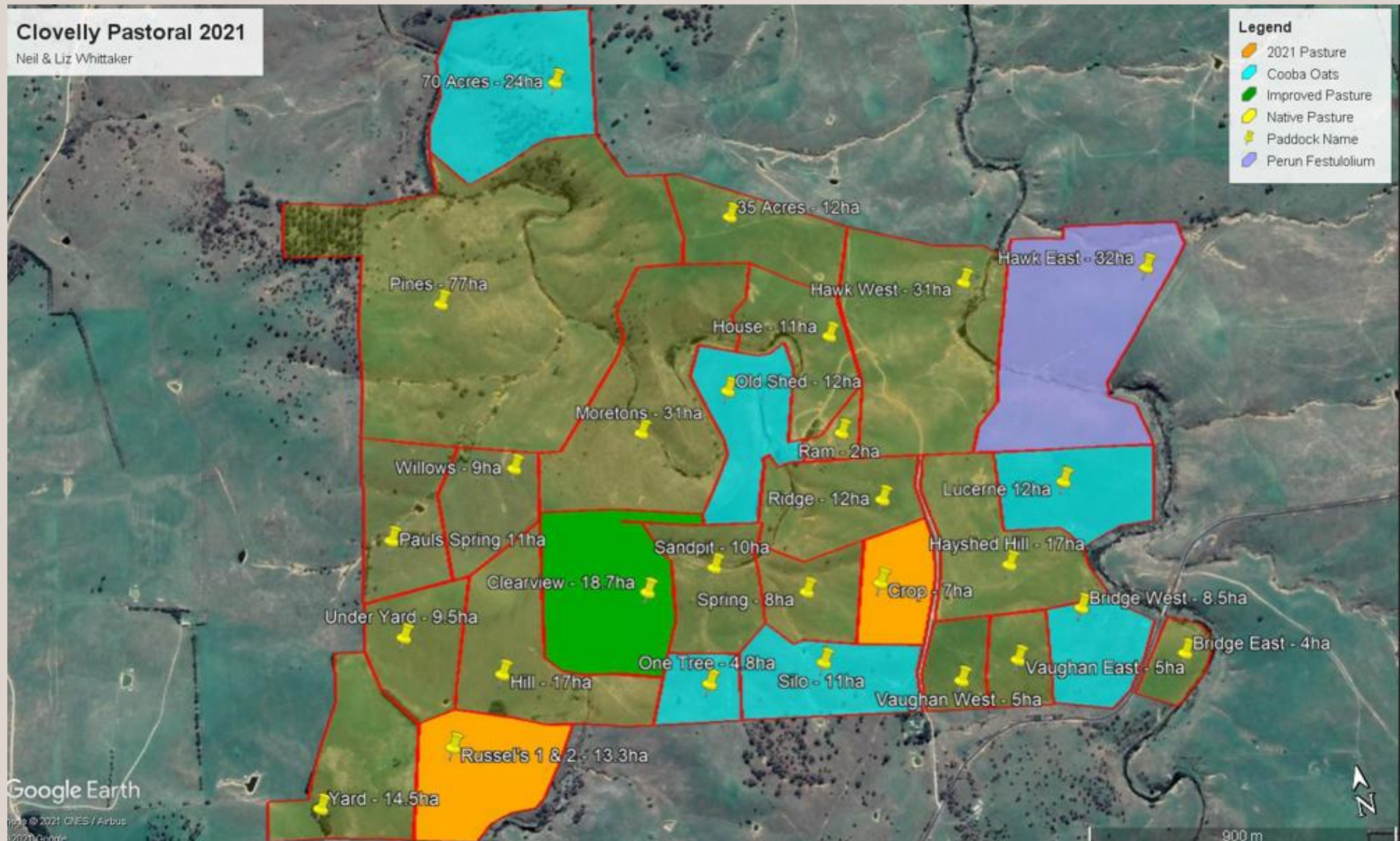
Clovelly Stock Numbers

SHEEP	AGES	NUMBERS	SHORN	JOINED
Merino Wethers	Hoggets	222	December	
Merino Ewes	2 – rising 6 Lambs	550 150	September December	December
FX Ewes	2 – rising 6 Hoggets Lambs	590 130 233	March December	December
	2X Lambs	700		
Merino Rams	Mixed	5	March	
Border Lester Rams	Mixed	7	March	
Poll Dorsett Rams	Mixed	14	March	
	Total	2601		

CLOVELLY

Clovelly Pastoral 2021

Neil & Liz Whittaker



**Clovelly Pastoral
Neil & Liz Whittaker
"Clovelly" Laggan**

Farm Program 2025

Prepared by: Owen Gamble



CROPPING SUMMARY:**Triticale:**

Paddock	ha	kg/ha	Variety
N/A for 2025			
Total	0		

Ryegrass:

Paddock	ha	kg/ha	Variety
Yard	13	25	Tonuss
Hawk East	8	25	Tonuss
Total	21		

New Pasture:

Paddock	ha	kg/ha	Variety
N/A for 2025			
Total	0		

Existing Ryegrass:

Paddock	ha	kg/ha	Variety
One Tree	6		Aberniche Rye
Hawk East Hill	22		Perun Festulolium
Silo	6		Perun Festulolium
Old Shed	8.5		Perun Festulolium
Total	42.5		

Brassica:

Paddock	ha	kg/ha	Variety
N/A for 2025			
Total			

Lime:

Paddock	ha	t/ha	Total
N/A for 2025			0
Total			0

Total	21	ha
-------	----	----

Seed Required:

Variety	Ha	kg
Tonuss	21	525.0

Fertiliser Required:

Variety	Ha	t
MAP @ 90kg	0	0.0
Urea @ 100kg <i>Crops & Ryegrass</i>	63.5	6.4
Croplift 15 @ 100kg <i>New Pasture & Ryegrass</i>	21	2.1

Soil Tests: 0 - 10 cm Comprehensive

Hawk East (Far Side) 35 Acres
 Lucerne Old Shed
 Clearview

CROP AND PASTURE AREA:

CROP	2019	2020	2021	2022	2023	2024	2025	Sow Ha
WHEAT Grain	0	0	0	0	0	0	0	0
WHEAT Grazing	0	0	0	0	0	0	0	0
WHEAT Total	0	0	0	0	0	0	0	0
TRIT Grazing	0	0	0	0	0	48.5	2	0
OATS Grazing	38	65	73	47	39	0	0	0
CANOLA Grazing	0	0	0	0	0	0	0	0
CANOLA Total	0	0	0	0	0	0	0	0
SUMMER FORAGE	0	12	0	0	0	0	0	0
RYEGRASS	0	32	0	20	8	0	74.5	63.5
Direct Drill PASTURE	0	12	20	21	0	24	0	0
AREAS	2019	2020	2021	2022	2023	2024	2025	Sow Ha
TOTAL AREA	429	429	431	429	429	429	429	393
TOTAL CROP	38	127	93	87	47	73	77	63.5
CROP AREA %	9%	30%	21%	20%	11%	17%	18%	16%
CEREAL CROP	38	65	73	47	39	49	2	0
BREAK CROP	0	24	0	0	0	0	0	0
Canola/Pulses	0	12	0	0	0	0	0	0
SF - Brassica	0	12	0	0	0	0	0	0
Break Crop %	0	27%	0%	0%	0%	0%	0%	#DIV/0!
NEW COUNTRY	12	87	16	15	0	32	32	30
Ha New Pasture (% of Total Crop)	0 0	12 9%	20 22%	21 24%	0 0%	24 33%	0 0%	0 0%
TOTAL PASTURE	392	302	338	342	383	381	377	330
Native Pasture	392	302	318	304	324	300	272	272
Improved Pasture	0	19	20	39	59	59	83	58
+Grazing Crops	38	65	73	67	47	49	77	64
+Summer Forage	0	12	0	0	0	0	0	0
TOTAL GRAZING	429	379	411	409	429	429	453	393
ACTUAL DSE/HA	7.9	8.6	9.4	9.8	10.1	7.6	7.6	

STOCK CARRYING CAPACITY:

June, July, August

STOCK	DSE	2019		2020		2021	
		Numbers	DSE	Numbers	DSE	Numbers	DSE
Mer Ewes (June)	2.0	766	1532	692	1384	730	1460
FX Ewes	2.0	633	1266	627	1254	650	1300
Mer Wethers	1.2	475	570	400	480	430	516
FX Wethers	1.0		0		0		0
Lambs	0.5		0	978	489	1100	550
Rams	2.5	17	43	18	45	20	50
Steers	8		0		0		0
Heifers	8		0		0		0
Cows	14		0		0		0
Bulls	20		0		0		0
Total DSE			3411		3652		3876
Total Ha			429		379		411
DSE/HA			7.9		9.6		9.4
DSE/AC			3.2		3.9		3.8

STOCK	DSE	2022		2023		2024	
		Numbers	DSE	Numbers	DSE	Numbers	DSE
Mer Ewes (June)	2.0	748	1496	824	1648	645	1290
FX Ewes	2.0	622	1244	655	1310	582	1164
Mer Wethers	1.2	464	557	569	682.8	420	504
FX Wethers	1.0		0		0		0
Lambs	0.5	1223	612	1200	600	461	230.5
Rams	2.5	32	80	32	80	30	75
Steers	8		0		0		0
Heifers	8		0		0		0
Cows	14		0		0		0
Bulls	20		0		0		0
Total DSE			3988		4321		3264
Total Ha			409		429		429
DSE/HA			9.8		10.1		7.6
DSE/AC			4.0		4.1		3.1

STOCK	DSE	2025			
		Numbers	DSE		
Mer Ewes (June)	2.0	645	1290		
FX Ewes	2.0	582	1164		
Mer Wethers	1.2	420	504		
FX Wethers	1.0		0		
Lambs	0.5	461	231		
Rams	2.5	30	75		
Steers	8		0		
Heifers	8		0		
Cows	14		0		
Bulls	20		0		
Total DSE			3264		
Total Ha			453		
DSE/HA			7.2		
DSE/AC			2.9		

FARM PROGRAM: By Paddock Order

Paddock Name	Area Ha	Sown Ha	Paddock Records							Variety
			2019	2020	2021	2022	2023	2024	2025	
Hawk East	32	30	P	DDP	P	P	P	GT	RG	Tonnus
Yard	14.5	13	P	P	P	GO	GO	GT	RG	Tonuss
One Tree	8	6	P	P	GO	GO	RG	RG	RG	Aberniche Rye
Silo	8	6	P	P	GO	RG	RG	RG	RG	Perun Festulolium
Old Shed	12	8.5	P	SF	GO	RG	RG	RG	RG	Perun Festulolium
70 Acres	24	13	P	GO	GO	GO	GO	DDP	IP	Grass Mix
Bridge West	8.5	6	P	GO	GO	DDP	IP	IP	IP	Improved
Lucerne	12	11	GO	GO	GO	DDP	IP	IP	IP	Improved
Crop	7	7	GO	GO	DDP	IP	IP	IP	IP	Improved
Russel's 1	6.5	5	P	GO	DDP	IP	IP	IP	IP	Improved
Russel's 2	6.5	5	P	GO	DDP	IP	IP	IP	IP	Improved
Clearview	18.7	11	GO	DDP	IP	IP	IP	IP	IP	Improved
35 Acres	12	12	P	P	P	P	P	P	P	Annual
Bridge East	4	4	P	P	P	P	P	P	P	Annual
Hawk West	31	31	P	P	P	P	P	P	P	Annual / Native
Hayshed Hill	17	17	P	P	P	P	P	P	P	Annual
Hill	17	17	P	P	P	P	P	P	P	Annual
House	11	11	P	P	P	P	P	P	P	Annual
Moretons	31	31	P	P	P	P	P	P	P	Native
Paul's Spring	11	11	P	P	P	P	P	P	P	Native
Pines	77	77	P	P	P	P	P	P	P	Native
Ram	2	2	P	P	P	P	P	P	P	Native
Ridge	12	12	P	P	P	P	P	P	P	Native
Sand Pit	10	10	P	P	P	P	P	P	P	Native
Spring	8	8	P	P	P	P	P	P	P	Native
Under Yard	9.5	9.5	P	P	P	P	P	P	P	Annual
Vaughans East	5	5	P	P	P	P	P	P	P	Annual
Vaughans West	5	5	P	P	P	P	P	P	P	Annual
Willows	9	9	P	P	P	P	P	P	P	Native

Total	429	393
--------------	------------	------------

Paddock Records:

Paddock Name	Area (Ha)	Sow (Ha)	2019	2020	2021	2022	2023	2024	2025	Variety	Weeds	Comments
"Clovelly"												
35 Acres	12	12	P	P	P	P	P	P	P	Annual	Capeweed Barley Grass Black Thistle Scotch	MCPA/Dicamba 21 & 22 Clover content reduced Good Paddock Arable Oats 2024
70 Acres	24	13	P Spring Fallow	GO Cooba	GO Cooba Not Fallowed	GO Cooba Not Fallowed	GO Bimbil SF	DDP	IP	Grass Mix	Erodium Capeweed Poa Grass Silvergrass Ryegrass	Too wet to fallow 22
Bridge East	4	4	P	P	P	P	P	P	P	Annual		Arable
Bridge West	9	6	P	GO Cooba	GO Cooba	DDP	IP	IP	IP	Improved HoldGT 2, Charl 1.5 Lazuly 0.5 Cool, Goulb 1.5 Silv GT 2.5, HDL 1	Scotchies Mallow Nettles Erodium Horehound	Horehound 22
Clearview	19	11	GO Coob	DDP	IP	IP	IP	IP	IP	Improved Holdfast GT 2 Charlem Fescue 2 Matua Prairie 1 Sub Clover 3 Medic 1, HDL 1	Black Thistle	Clover slow 2021
Crop	7	7	GO Coob	GO Cooba	DDP	IP	IP	IP	IP	Improved Holdfast GT 2 Charlem Fescue 2 Matua Prairie 1 S.Park 1.5, Gilbn 1.5 Medic 1, HDL 1	Barley G Mallow Purse Radish	Slash Barley G 2021 / 22
Hawk East	32	30	P	DDP Perun	P	P	P	GT P	RG	Tonnus Near Side 8ha Perun Hill side 22ha	Patto Mallow Capeweed Radish	Low stock over creek since sowing.
Hawk West	31	31	P	P	P	P	P	P	P	Annual / Native		2021 MCPA/Dicamba Clover content reduced Arable
Hayshed Hill	17	17	P	P	P	P	P	P	P	Annual Cocksfoot	Capeweed Saffron	Broadleaf Spray Oct 21
Hill	17	17	P	P	P	P	P	P	P	Annual	Silvergrass Saffron	Arable

Paddock Name	Area (Ha)	Sow (Ha)	2019	2020	2021	2022	2023	2024	2025	Variety	Weeds	Comments
House	11	11	P	P	P	P	P	P	P	Annual	Saffron	Arable Broadleaf Spray Oct 21
Lucerne	12	11	GO Cooba	GO Cooba	GO Cooba Brassica W.Clover	DDP	IP	IP	IP	Improved Holdfast GT 2, Charl 1.5 Lazuly 0.5 Cool, Goulb 1.5 Silv GT 2.5, HDL 1	Rye Barley G Horehound	
Moretons	31	31	P	P	P	P	P	P	P	Native	Saffron	Steep
Old Shed	12	8.5	P	SF S Zero	GO Cooba Outback	RG Perun	RG	RG	RG	Perun Festulolium	Saffron S. Purse	Manure @ 4t/ha 2020 Limed @ 3t/ha
One Tree	8	6	P	P Spring Fallow	GO Cooba	GO Cooba Not Followed	RG AberN	RG	RG AberN	Aberniche Rye	Melons Poa Grass Erodium Toadrush	Very Wet 2021, 2022
Paul's Spring	11	11	P	P	P	P	P	P	P	Native		
Pines	77	77	P	P	P	P	P	P	P	Native		Future Project Clean Timber up Direct Drill Pasture Disc
Ram	2	2	P	P	P	P	P	P	P	Native		Steep
Ridge	12	12	P	P	P	P	P	P	P	Native		Steep
Russel's 1	7	5	P	GO Cooba	DDP	IP	IP	IP	IP	Improved Holdfast GT 2 Charlem Fescue 2 Matua Prairie 1 S.Park 1.5, Gln 1.5 Medic 1, HDL 1	Black Thistle	
Russel's 2	7	5	P	GO Cooba	DDP	IP	IP	IP	IP	Improved Holdfast GT 2 Charlem Fescue 2 Matua Prairie 1 S.Park 1.5, Gln 1.5 Medic 1, HDL 1	Black Thistle	

Paddock Name	Area (Ha)	Sow (Ha)	2019	2020	2021	2022	2023	2024	2025	Variety	Weeds	Comments
Sand Pit	10	10	P	P	P	P	P	P	P	Native		Arable / Steep
Silo	8	6	P	P	GO Cooba	RG Perun	RG	RG	RG	Perun Festulolium	Poa Grass Winter G Barley G	Slash Barley G 22?
Spring	8	8	P	P	P	P	P	P	P	Native		Arable / Steep
Under Yard	10	10	P	P	P	P	P	P	P	Annual	Silvergrass	Arable
Vaghans East	5	5	P	P	P	P	P	P	P	Annual		Arable
Vaghans West	5	5	P	P	P	P	P	P	P	Annual		Arable
Willows	9	9	P	P	P	P	P	P	P	Native	Thistles Capeweed	
Yard	15	13	P	P	P SF	GO Not Fallowed	GO Bimbil SF	GT	RG Tonuss	Tonuss	Silvergrass Fleabane Crumb	Too wet to fallow 22
	429	393										

CROPPING PROGRAM: VARIETY, FERTILISER AND HERBICIDE

No.	Paddock	Ha	Date	Program
1		13 8		
	Tonuss Ryegrass		Dec-Jan	Keep paddocks clean over summer - Mulch / spray as required
	Yard Hawk East Near Side		24th Feb onwards 24th Feb onwards	Pre Sowing Apply Roundup @ 1.5L/ha + Hammer @ 30ml/ha + Talstar @ 150ml/ha Sow Tonuss Rye @ 25 kg/ha + Croplift 15 @ 100kg/ha
2	Urea	63	April	Spread Urea @ 100kg/ha across Aberniche pre grazing to drive winter growth. Spread Urea @ 100kg/ha across Rye paddocks pre-grazing to drive winter Growth
				Total Urea = 6.3t

SOIL TEST SUMMARY:

Paddock	Date	P	PBI	S	pH CaCl2	Al %	CEC	Ca/Mg ratio	Mg	K	K Avail	Cu	Zn	OC %	Lime Yr	Rate t/ha
35 Acres	25.09.20	22	36	5	5.1	2.6	4.0	6.0	0.50	0.42	160.0	0.27	1.30	1.9		
70 Acres Top	09.09.19	15	47	3	4.2	16.0	2.6	2.4	0.60	0.29	120.0	0.13	0.84	2.2	20	2.8
70 Acre Bottom	09.09.19	12	54	3	4.5	10.0	3.8	1.6	1.20	0.21	81.0	0.40	0.55	2.2	20	2.5
Bridge West	25.09.20	21	33	4	4.1	28.0	2.3	2.7	0.40	0.27	110.0	0.29	0.84	1.6	21	4.0
Clearview	09.09.19	13	68	5	5.4	<1.0	6.4	3.7	1.30	0.20	77.0	0.29	0.51	3.0	17	2.5
Lucerne	30.03.17	25	42	6	4.1	19.0	2.4	3.4	0.40	0.38		0.22	0.92	1.6	17	2.5
Old Shed (Flat)	26.06.20	14	47	4	4.3	19.0	2.5	2.9	0.50	0.11	42.0	0.19	0.56	1.7	20	3.0
One Tree East	30.03.17	19	90	6	4.1	22.0	5.4	1.6	1.50	0.28		0.52	1.70	3.4	21	3.2
One Tree West	30.03.17	22	86	8	4.4	9.5	5.8	1.9	1.60	0.32		0.67	1.70	3.4		
	25.09.20	15	86	5	4.3	21.0	4.4	1.7	1.10	0.26	100.0	0.52	1.50	3.2		
Russel's 1 & 2	25.09.20	22	26	3	4.3	20.0	2.2	3.6	0.30	0.22	86.0	0.25	1.00	1.5	21	3.2
Yard	25.09.20	21	29	4	4.3	29.0	1.7	3.3	0.20	0.15	58.0	0.23	0.57	1.2	22	3.2

Soil Testing Information

Optimal

Moderate

Poor / Low

Paddock	DATE	P	PBI	S	pH CaCl ₂	Al %	CEC	Ca/Mg ratio	Mg	K	K Avail	Cu	Zn	OC %	Lime Yr	Rate t/ha
---------	------	---	-----	---	-------------------------	---------	-----	----------------	----	---	---------	----	----	---------	------------	--------------

Paddock	Date	P Colwell	PBI	S KCl	pH CaCl ₂	Al %	CEC meq/100g	Ca/Mg Ratio	Mg meq/100g	K meq/100g	Avail K	Cu	Zn	O.C. %	Na % of Cat	EC dS/m
Low Levels		10	20	4.0	4.5	0.0	2.5	1.5	0.4	0.3	100.0	0.3	0.6	1.0	5.0	2.8
High Levels		60	100	15.0	7.0	25.0	15.0	5.0	6.0	5.0	300.0	2.0	6.0	5.0	15.0	8.2

P = Phosphorus / Colwell
PBI = Phosphorus Buffer Index
S = Sulphur KCL
pH = Calcium Chloride
AL % = Aluminium Saturation
CEC = Cation Exchange Capacity

Ideal range is to 30 - 50
Characteristic of the soil - A detailed discussion in itself
Surface test - need to test 0-60 cm for crops / For pasture ideal 10 - 15
Ideal range is 5.5 - 6.5 aim with liming is to get to 5.5CaCl
Ideal is 0% or less than 5 % as above this is a problem
Characteristic of the soil - A detailed discussion in itself

Ca/Mg Ratio
Na % = Sodium Saturation

Influenced by Sodidity, Soil type and liming & gypsum
Ideal to be less than 5 % - look at in conjunction with Ca/Mg Ratio
If Ca/Mg < 2.0 and Na% > 5 - soil would be responsive to Gypsum (Sodic)

EC = Electrical Conductivity (1:5)

Salt

Mg = Magnesium Meq/100g
K = Potassium Meq/100g
Cu = Copper
Zn = Zinc
Bo = Boron
Mn = Manganese

Low / Marginal level is 0.4 Often quite high levels in sub soil
Low / Marginal level is 0.3 Often quite high levels in sub soil
Low / Marginal level is 0.3
Low / Marginal level is 0.8
Low / Marginal level is 0.4 (Soil testing methodology not accurate)
Increases with low pH / High Acidity

O.C. % = Organic Carbon %

Very slow to move - much research in this area at present

All samples 0 - 10 cm depth unless otherwise specified

PASTURE FERTILISER HISTORY / PLAN

Paddock Name	Area Ha	Sown Ha	Farm Program						Fertiliser Applied (kg/ha)						Total t reqd
			2020	2021	2022	2023	2024	2025	2020	2021	2022	2023	2024	2025	
Yard	15	13	P	P	GO	GO	GT	RG		125					0.0
Silo	8	6	P	GO	RG	RG	RG	RG							0.0
One Tree	8	6	P	GO	GO	RG	RG	RG							0.0
70 Acres	24	13	GO	GO	GO	GO	DDP	IP						125	1.6
Old Shed	12	9	SF	GO	RG	RG	RG	RG							0.0
Hawk East	32	30	DDP	P	P	P	GT	RG							0.0
Bridge West	9	6	GO	GO	DDP	IP	IP	IP				150		125	0.8
Lucerne	12	11	GO	GO	DDP	IP	IP	IP				150		125	1.4
Russel's 1	7	5	GO	DDP	IP	IP	IP	IP				150		125	0.6
Russel's 2	7	5	GO	DDP	IP	IP	IP	IP				150		125	0.6
Crop	7	7	GO	DDP	IP	IP	IP	IP				150		125	0.9
Clearview	19	11	DDP	IP	IP	IP	IP	IP				150		125	1.4
35 Acres	12	12	P	P	P	P	P	P		125		125		125	1.5
Bridge East	4	4	P	P	P	P	P	P		125		125		125	0.5
Hawk West	31	31	P	P	P	P	P	P		125		125		125	3.9
Hayshed Hill	17	17	P	P	P	P	P	P		125		125		125	2.1
Hill	17	17	P	P	P	P	P	P		125		125		125	2.1
House	11	11	P	P	P	P	P	P		125		125		125	1.4
Moretons	31	31	P	P	P	P	P	P		125		125		125	3.9
Paul's Spring	11	11	P	P	P	P	P	P		125		125		125	1.4
Pines	77	77	P	P	P	P	P	P		125		125		125	9.6
Ram	2	2	P	P	P	P	P	P		125		125		125	0.3
Ridge	12	12	P	P	P	P	P	P		125		125		125	1.5
Sand Pit	10	10	P	P	P	P	P	P		125		125		125	1.3
Spring	8	8	P	P	P	P	P	P		125		125		125	1.0
Under Yard	10	10	P	P	P	P	P	P		125		125		125	1.2
Vaughans East	5	5	P	P	P	P	P	P		125		125		125	0.6
Vaughans West	5	5	P	P	P	P	P	P		125		125		125	0.6
Willows	9	9	P	P	P	P	P	P		125		125		125	1.1

Total Ha	429	393
----------	-----	-----

2023 = 0.025% Moly

Total	37	41	0	41
	SSP	SSP:MO		SSP