

ANGLESIDE

INFORMATION MEMORANDUM





SALE DETAILS

Under Instruction from the
Vendor

'ANGLESIDE'

26 Boggy Creek Road
Moyhu

Is being offered For Sale
by Auction On Site

19th November 2022 at 10.30am

Contact

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Exclusive
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Elders Real Estate North East Victoria and Goulburn Valley
24 Rowan Street, Wangaratta VIC 3677



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EXECUTIVE SUMMARY

MOYHU HOLDING – ‘ANGLESIDE’ – HELD IN ONE FAMILY FOR 100 YEARS - FOR AUCTION FOR ESTATE REALISATION – 119.38 HA, OR 295 ACRES IN TWO SEPARATLY TITLED HOLDINGS, ONE WITH CLASSIC HOMESTEAD

The historic farm property known as "Angleside" which sits on the southern boundary of the Moyhu township and twenty-two kilometres to the south of the regional centre of Wangaratta is for auction sale to effect a deceased estate distribution.

The property has been held in one family for one hundred years.

With the passing of the last resident owner, the property will be auctioned on-site on Saturday 19th November at 10.30 am by Elders Real Estate of Wangaratta.

The property has a total farm area of 119.38 hectares (or 295 acres) in two parcels both separately titled.

The principal block identified as 26 Boggy Creek Road with access off the main Wangaratta to Whitfield Road comprises 195 acres.

It includes a double frontage to Boggy Creek and its billabongs.

Located here is the original homestead which is about forty squares in size.





EXECUTIVE SUMMARY CONT.

It was the principal farm homestead with intact features including the original front section with pressed metal ceilings, an attractive glass entry door with a distinctive front veranda and multiple rooms.

The rear portion added in about 2000 comprising about twenty squares, has construction in concrete block to replicate the original sandstone block of the home.

This space includes living, a second bathroom, and kitchen, and other facilities with the structure set in a mature garden.

Since the passing of the owner the home has been tenanted but is offered with vacant possession.

There are plenty of water resources in tank storage, plus an equipped well.

Located in the yard behind the house are several specimen trees of great age plus a collection of original farm buildings.

The second block comprising 100 acres includes a lockup shed and town water, and it is at the rear with two road frontages, one to a lane and the second to the bitumen Moyhu -Glenrowan Road.

In recent times the property has been leased by a prominent local cattle and bullock producer who has capitalized on the good pasture and stock water resources together with effective farm fencing.

Elders Real Estate auctioneer Michael Everard says that "this is the sort of classical historic farm holding that could fairly readily be returned to showplace condition.





OVERVIEW

'Angleside' 26 Boggy Creek Road Moyhu Victoria 3732

LAND AREA 119.38 Hectares / 295 Acres

CERTIFICATE OF TITLE LOT 1 TP237796 & LOT 1 & 2 TP244659

- **Pastures:** Clover, rye grass and pharlaris.
- **Soil:** Deep red/yellow soils, typically sandy loams over clay
- **Fertiliser:** Superphosphate application annually
- **Water:** Circa 800mm rainfall
Dam & Town water connected to 100 acre block
Tankwater and equipped well for house supply.
Home block benefits from Boggy Creek and Billabongs

• BUILDINGS AND PROPERTY IMPROVEMENTS

House:

Original sandstone block house circa the early 1900's complimented by a major extension in the early 2000s. Set in established gardens the home is structurally sound lending itself to renovation and restoring the status of a local showpiece.

Shedding:

Angleside benefits from farm shedding Including a historic dairy and outbuildings Serviceable steel cattle yards to the home block and timber yards to the 100-acre parcel. Lockup shed also located on the 100-acre parcel



LOCATION

- 'Angleside' is located in Moyhu in the North East of Victoria, Australia. Moyhu is a regional area surrounded by grazing and horticultural properties and is situated 275 kilometres north-east of Melbourne, Victoria's capital city.
- The closest regional centres to 'Angleside' are Wangaratta (population 29,197), which is approximately 22 km North, and Albury-Wodonga (population 98,276), approximately 90 km North East.

NORTH EAST REGION LOCATIONS OF INTEREST

- King Valley Food and Wine Region - approx 18 km
- Milawa Gourmet Food and Wine Region - approx 21 km
- Historic Beechworth - approx 51 km
- Bright the gateway to the Alps - approx. 70 km
- Yarrowonga Water Skiing and Fishing – approx. 83 km
- North East Snow fields approx. 125 km

REGIONAL CENTRES

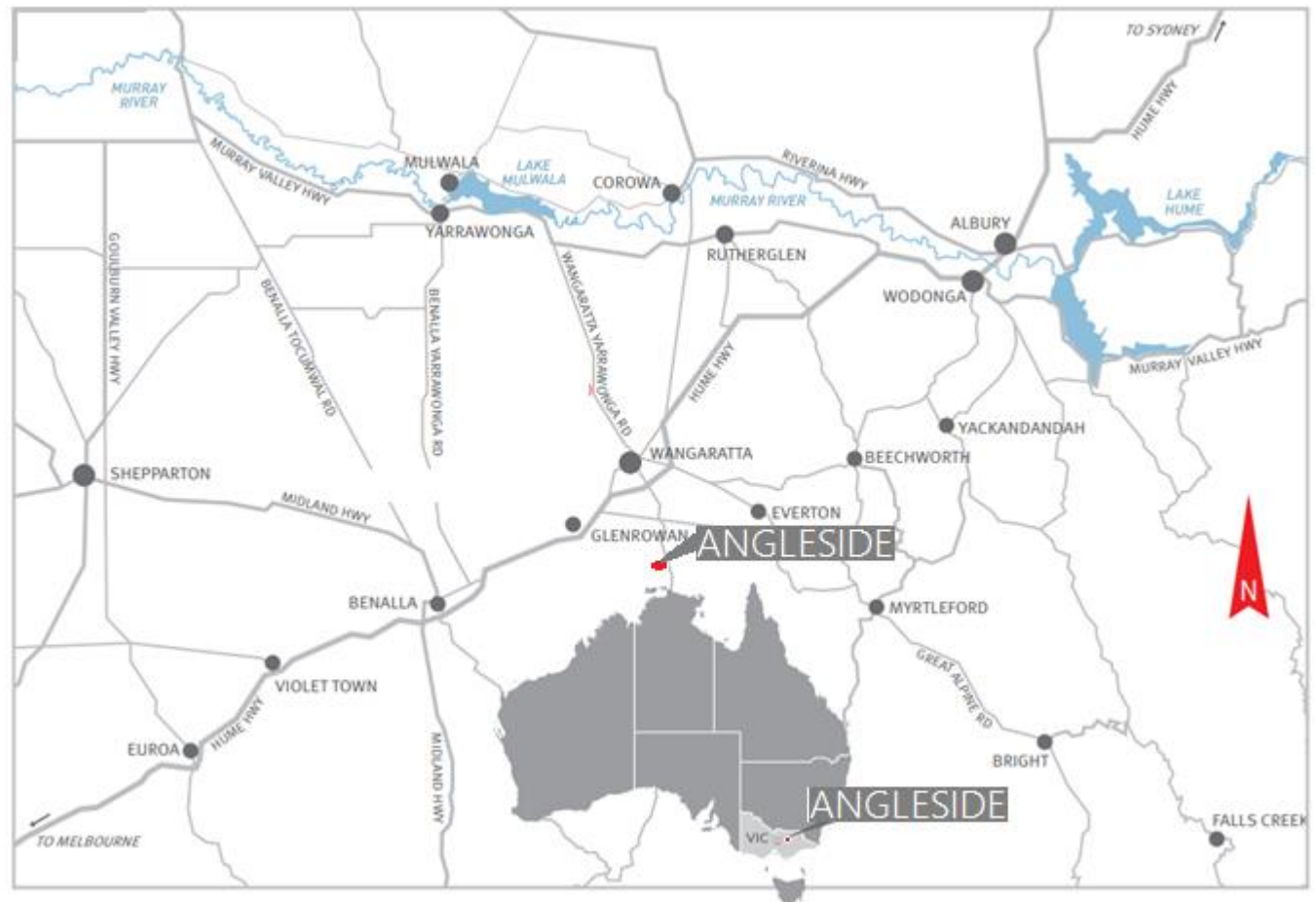
- Wangaratta – approx. 22
- Benalla – approx. 45
- Albury-Wodonga – approx. 90 km

SALE YARDS

- Wangaratta – approx 22 km
- Barnawartha – approx 60 km

AIRPORTS

- Albury – approx 90km
- Wangaratta – approx 22km







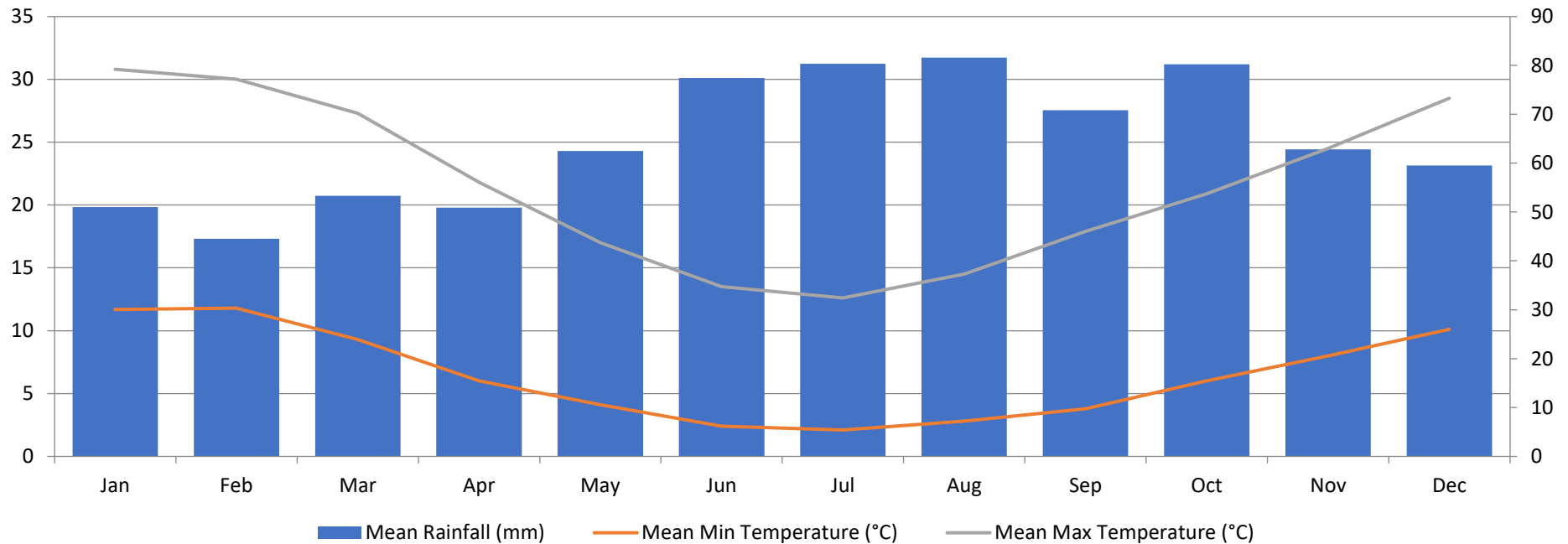






CLIMATE & RAINFALL

- North East Victoria is renowned for its temperate climate.
- Properties in the area enjoy a consistent annual rainfall distribution. The region receives an average recorded rainfall of 30 inches* (775mm*) per annum.
- The average temperature in summer is 30.76 degrees, with a winter average of 13.8 degrees.



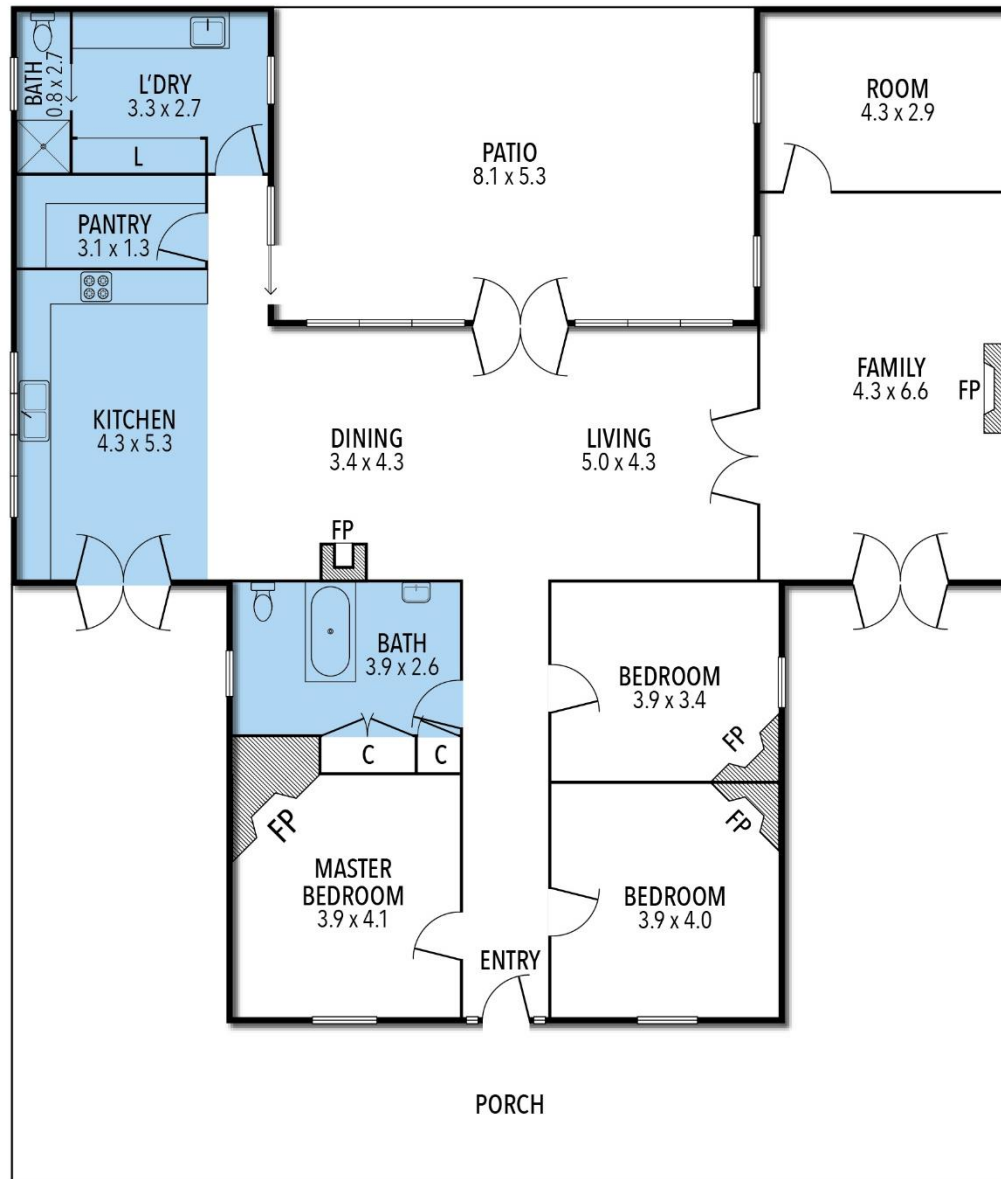
Source: Australian Government Bureau of Meteorology

26 BOGGY CREEK ROAD



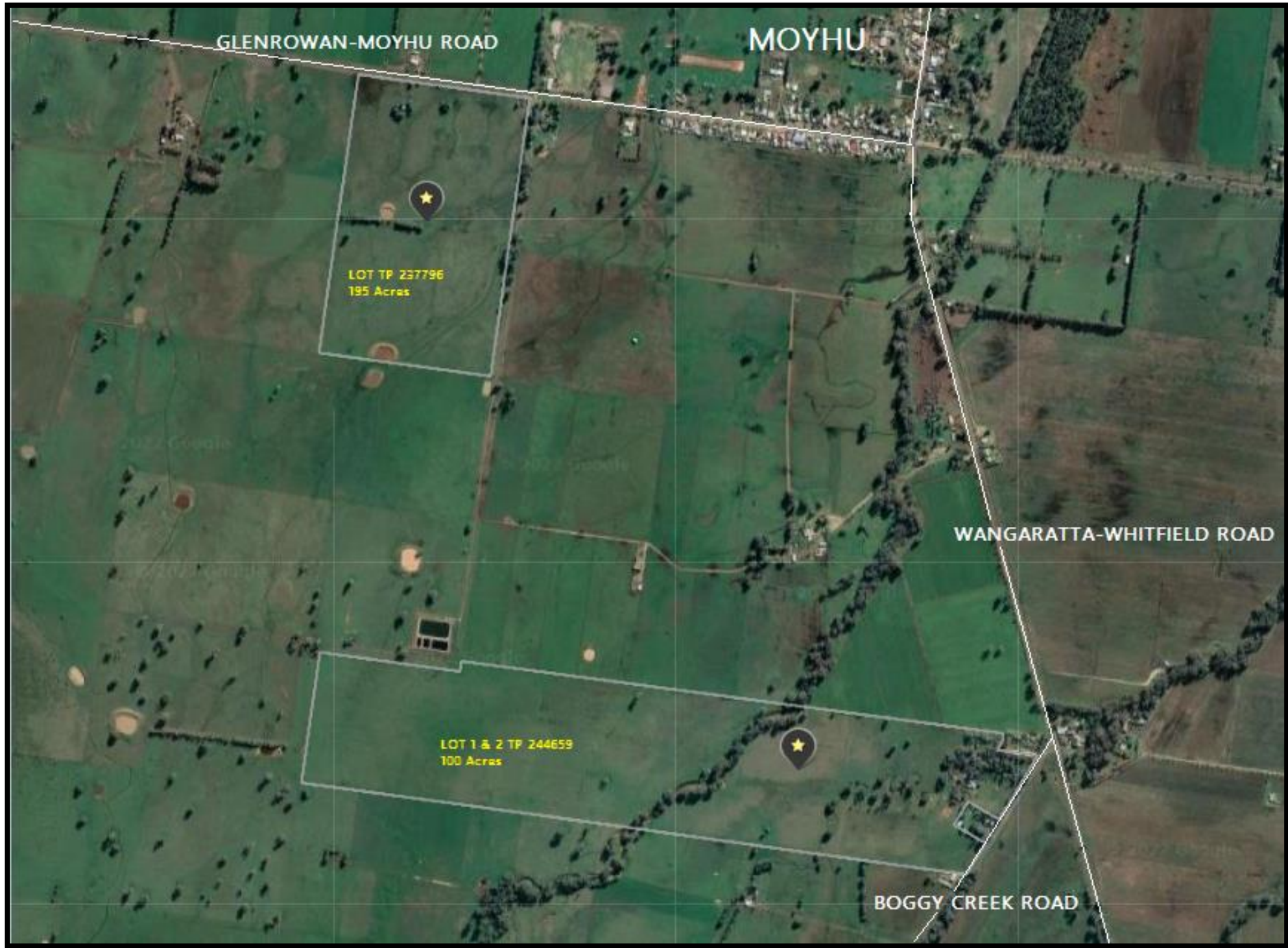
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GLENROWAN-MOYHU ROAD

MOYHU

LOT TP 237796
195 Acres

LOT 1 & 2 TP 244659
100 Acres

WANGARATTA-WHITFIELD ROAD

BOGGY CREEK ROAD



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 (“Angleside”) 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.
- 1. 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.
- 2. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
- 3. 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.
- 4. 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.
- 5. 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

**FOR
REAL ESTATE
KNOWLEDGE AND
EXPERIENCE**



for Australian agriculture



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