

# 'HORSESHOE CREEK'

MARKWOOD

INFORMATION MEMORANDUM









# Sale Details

Under Instruction from the  
Vendor

## ***‘HORSESHOE CREEK’***

825 Carboor–Everton Road  
Markwood

Is being offered For Sale  
by Auction On Site  
Saturday

5th November 2022 at 12.30pm  
Contact

Michael Everard  
0408 653 161

[michael.everard@elders.com.au](mailto:michael.everard@elders.com.au)



Exclusive  
Selling Agents:

**Michael Everard** 0408 653 161 [michael.everard@elders.com.au](mailto:michael.everard@elders.com.au)

**Dave Colvin** 0407 500 239 [dave.colvin@elders.com.au](mailto:dave.colvin@elders.com.au)

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







# CONTENTS

Sale Details	3
Executive Summary	7
Overview	11
Location	15
Climate & Rainfall	19
Important Information	23











# EXECUTIVE SUMMARY

## **MARKWOOD “HORSESHOE CREEK” – QUALITY FAMILY HOME ON ACREAGE OFFERS IDEAL RURAL LIVING**

Buyers from local areas and especially a family anticipating a move from the metropolitan area in search of an ideal rural living and lifestyle choice are recommended to review and inspect the property for a coming auction at 825 Carboor-Everton Road, Markwood.

Elders Real Estate of Wangaratta will submit the property, which is located in the highly regarded North East region, to auction on Saturday 5 November at 12.30pm

Of the critical factors location is foremost, with this property within a short drive of Milawa and a further 20 minutes to the principal district centres of Wangaratta, Beechworth, Myrtleford and Bright.

Then there is the land area of twenty four hectares (or sixty acres) divided into three generous paddocks all with electric fencing.

The vendors have traditionally run horses, participating in various local competitions and recreational riding activities.

More recently 35 head of cattle have been agisted with secure yard facilities.

The attractive land is level, well pastured and has been regularly fertilised.

Hay cutting has also been undertaken across several paddocks, producing up to 550 small square bales and 110 large round bales.



# EXECUTIVE SUMMARY CONT.

There are significant tree lines the vendors have established while retaining a number of substantial remnant red gums of great age and character. The remnant vegetation and shelter belts are a haven for bird life and add to the visual presentation and amenity of the property.

The reliable Horseshoe Creek meanders along the entire eastern boundary of the property and there are two principal paddock dams for stock water.

The weatherboard family home with about thirty squares under a Colorbond roof is of exceptional quality and presentation.

The vendors, who have lived at the property for the past twenty two years, having undertaken a major household extension and renovation to give them a comfortable and quality living, dining and family home.

This work included the addition of a light filled contemporary living space with double glass doors leading to the landscaped garden.

A combustion wood heater, together with an open fire complements the setting.

They also added a substantial timber deck, pergola and outdoor entertaining areas on three sides of the home.

This area is ideal for gathering with family and friends and to enjoy the quality garden with its established specimen trees.

The home also offers four well-proportioned bedrooms, the main with an ensuite, a quality kitchen, bathroom and laundry spaces, so everything is in place.



# EXECUTIVE SUMMARY CONT.

There are substantial external farm-buildings including a major shed, with concrete floor, that serves as a working artist's studio and workshop, the original two stand shearing shed, a hay shed, plus garaging for two vehicles.

Rainfall runoff from these and the home is collected for a substantial tank storage of 150,000 litres.

All of the buildings are attractively sited in a garden and treed environment with the lawned area having an automatic in ground watering system.

The vendors have worked locally and say there are multiple employment opportunities available that would facilitate a relocation of buyers from a metropolitan area.

Elders Real Estate's Wangaratta selling agent and auctioneer Michael Everard notes that the "Horseshoe Creek" property at Markwood is in an outstanding location and beautifully presented. "The beautiful tree lined driveway opens to reveal a hidden gem and a rare find in this region.

"Presented here is a family home with great ambiance, comfort and liveability for a couple or family seeking a quality rural lifestyle.

"There is a school bus pickup available within walking distance of the property and convenient transport links to metropolitan and larger regional centres are within easy reach.

"On offer here is a great lifestyle and I expect that local district buyers and city or suburban purchasers seeking a rural lifestyle relocation will be the ideal purchasers."









# OVERVIEW

**‘Horseshoe Creek’** 825 Carboor-Everton Road Markwood Victoria 3678

**LAND AREA** 24.52 Hectares / 60.59 Acres

**CERTIFICATE OF TITLE** LOT 2 PS441728 Vol/Fol 10605/210

**Pastures:** Established Rye and Clover pastures

**Soil:** Red, Brown and Grey soils, typically sandy loams and sand clay loams

**Fertiliser:** Applications of superphosphate bi-annually.

**Water:** 750mm rainfall  
Abundant stock and domestic water for gardens from dams

## BUILDINGS AND PROPERTY IMPROVEMENTS

**Shedding:** Hayshed  
Shearing Shed  
Vehicle shedding  
Workshop / Studio

**Fencing:** Post and wire fencing with electric add on in very good condition

**Cattle Yards :** Timber

**Hot Water:** Solar







# Notes provided by the vendors

## 825 Carboor Everton Road MARKWOOD

- 60 acres plus 2 of crown land lease
- The traditional weatherboard farmhouse was completely renovated in 2010
- The renovation included a new kitchen, living room, bathroom, laundry, and the addition of a new master bedroom with ensuite. A solar hot water system was also installed.
- Other improvements include:
  - Rewiring, re-plumbing, and re-stumping of the house on concrete stumps
  - The subfloor structure is a steel frame
  - A new verandah has been added around all 4 sides of the house
  - The house has been freshly painted and an automatic wastewater treatment plant installed (the wastewater is used to water the garden)
  - The house is insulated and remains cool in summer and warm in winter
- Abundant water is available for both stock and domestic use. The house water tanks (x2) store a total of 150,000 litres approximately
- Pest inspection undertaken every 5 years (last inspection Dec 2021)
- The waste treatment system is serviced every 6 months
- The paddocks have been fertilised every 2 years (super)
- Currently rotationally grazing approx. 30-35 head of cattle (depending on the season)
- All fencing is in good condition and electric throughout
- Vendors have produced up to 500 small square bales and 110 round bales of hay each season
- Substantial shelter belts throughout the property with ample firewood and supporting the abundant bird life
- There are 2 water wells (currently not in use) providing reliable underground water
- The Horseshoe Creek, which is fenced, runs the length of the property's eastern boundary and flows for the majority of the year
- The property is on the school bus route
- Mobile internet is available to the property along with the landline phone service
- Great supportive neighbourhood - very engaged and connected community
- Ideal location on the edge of the food and wine gourmet region and is approximately 20 minutes to Wangaratta, Beechworth and Myrtleford







# LOCATION

'Horseshoe Creek' is located in Markwood in the North East of Victoria, Australia. Markwood 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 'Horseshoe Creek' are Wangaratta (population 29,197), which is approximately 30 km north west, and Albury-Wodonga (population 98,276), approximately 70 km North East.

## SALE YARDS

- Wangaratta – approx 30 km
- Barnawartha – approx 57 km

## STOCKFEED & RURAL SUPPLIES

- Wangaratta – approx 30 km
- Myrtleford – approx 15 km

## ABATTOIR

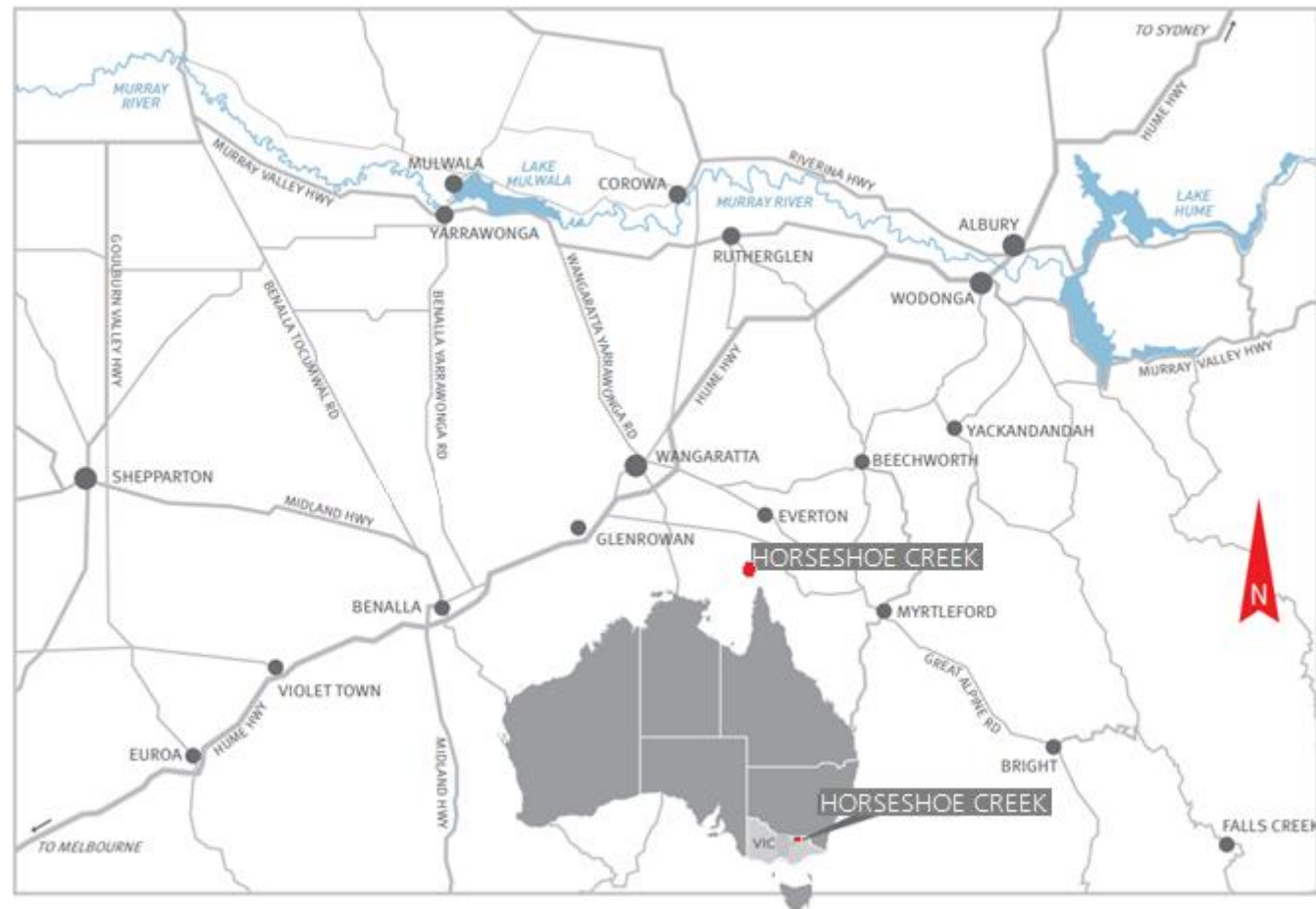
- Gathercole Meats – approx. 30 km
- Ascot Meat Group – approx 62 km

## FEEDLOT

- Peechelba Beef – approx 54 km
- Altoa Pastoral – approx 18 km

## AIRPORTS

- Albury – approx 73km
- Wangaratta – approx 30km















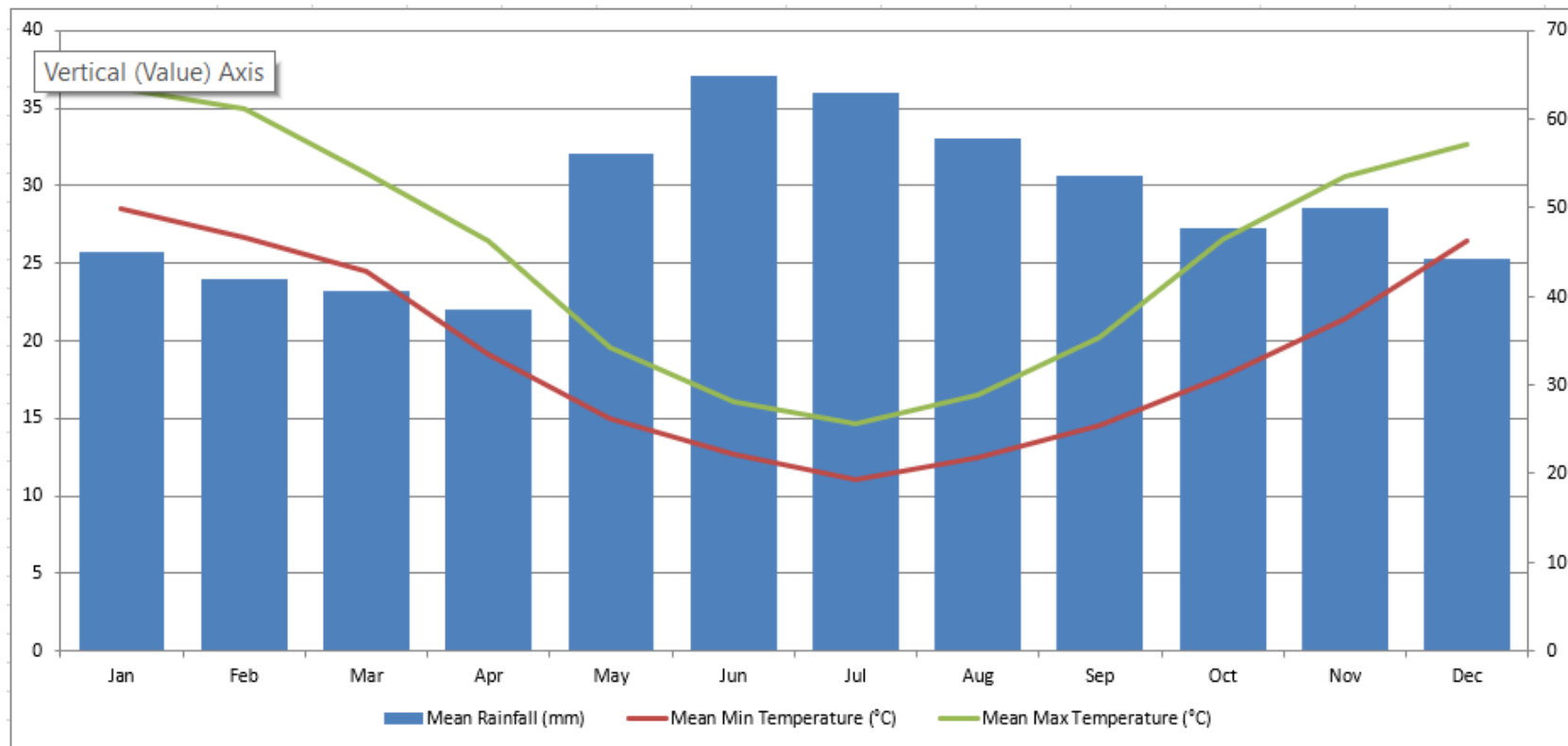


# CLIMATE & RAINFALL

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







## 825 CARBOOR-EVERTON ROAD



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.  
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.



## 825 CARBOOR-EVERTON ROAD



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.  
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.



# 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 (“Horseshoe Creek”) 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*



**MICHAEL EVERARD**

0408 653 161

michael.everard@elders.com.au



**DAVE COLVIN**

0407 500 239

dave.colvin@elders.com.au



**SALLY WILSON**

0437 198 751

sally.wilson@elders.com.au

ELDERS REAL ESTATE

24 Rowan Street

Wangaratta VIC 3677

03 57 212 036

[www.eldersnortheast-gv.com.au](http://www.eldersnortheast-gv.com.au)

