



High Country



Omeo District - Victoria, Australia

16,517 acres (6,684 ha) Freehold
plus Extensive High Country Leases.

SALE by TENDER



Morning mist. © Phillip Quirk - Wildlight Photo Agency Pty Ltd

Tenders are invited for 'Cobungra Station' - a singular rural investment with inherent benefits of income, capital gain and immeasurable pride of ownership.

Location

In the famous High Country of North Eastern Victoria, 'Cobungra Station' extends from Omeo to Dinner Plain, with 25km double frontage along the Great Alpine Road. The Homestead is 20km from Omeo township, 20km from Dinner Plain, 150km from Bairnsdale and 197km from Albury. Melbourne is 400km with access from the Hume Highway via Bright or the Princes Highway via Bairnsdale.

Area of Property

One of Victoria's largest rural enterprises, 'Cobungra Station' consists of 16,517 acres (6,684 ha) freehold contained in 20 titles. A series of high country leases is currently held including approximately 60,000 acres (24,600 ha) of annual leases and 21,000 (8,610 ha) of Alpine National Park leases. The leases link with the freehold chain to form an unbroken expanse between the Cobungra River and the Dargo River. Altitude ranges from 1,000m - 1,500 m.

Country

'Cobungra Station' extends over a blend of country selected to capitalise on the climatic and topographical variation of the High Country. It ranges from lower freehold of cleared pastured plateau (8,200 acres) through partly cleared snow gum slopes to heavier timbered hills interspersed with sheltered valleys of prolific summer feed.

Fencing

The lower freehold is subdivided into 35 paddocks by sound post and wire fencing with electric wire reinforcement. All freehold highway frontages are post and wire fenced with parts of the outer freehold and upper leasehold either bush fenced or unfenced.

Water

Both freehold and leasehold land is laced with a network of pristine creeks and streams flowing into the Victoria River and Spring Creek which traverse the property. The natural streams are supplemented by a series of waterholes and catchment dams. The perimeters of the property are marked by the permanent Cobungra River and Dargo River.

Rainfall

Conforms to the North Eastern Victorian pattern with an annual average of 650mm (26").



'Cobungra Station' Entrance.

'Cobungra Station' Homestead

The 'Cobungra Station' Homestead radiates the warmth of High Country hospitality, reflected in the mellow blend of local mud brick, timber and stone. Designed by Alistair Knox in 1965, the 36 square homestead revolves around the huge central entertainment area whose lofty cathedral ceiling is encased by windows to capture natural light. The room features two large granite fire places, beautiful exposed timber beams and polished timber floors. The house contains 6 bedrooms all with built-in-robess, spacious country kitchen with walk-in-pantry, 2 bathrooms, large study, TV/rumpus room and laundry. Double glass doors open to wide verandahs on all sides framing extensive views over the established garden and mountain scenery beyond. Detached buildings include 3 car garage, meat house, wood storage and tennis court.



Cobungra Homestead.

Services

Power and telephone connected to all houses, twice weekly mail service, daily school bus past front gate to primary and secondary schools at Omeo and Swifts Creek.

Additional Accommodation

There are 3 additional houses constructed in the same natural materials of mud brick, timber and stone; suitable for either staff accommodation or visitor hospitality.



Lofty verandahs.



High Country hospitality.



Additional Accommodation.



Magnificent Herefords. © Phillip Quirk - Wildlight Photo Agency Pty Ltd

Option to Purchase Cobungra as a Going Concern

Buyers have the option of tendering for 'Cobungra Station' as a going concern with approximately 2000 Hereford cows and calves including studs plus bulls and complete working plant. All details of numbers, prices and delivery arrangements are available from the Tender Documentation.

Cobungra Herd

The option to purchase the Cobungra herd provides buyers with a rare opportunity to secure an outstanding line of pure Hereford cattle.

Originating in 1933, the Cobungra stud is one of the oldest Hereford studs in continuous existence in Australia. The stud has enormous influence on the herd, as all commercial bulls are home bred.

Cobungra cattle are noted for ease of calving, suitability to mountain climatic conditions, evenness of type and ability to thrive in milder climates. Accordingly the progeny are particularly sought by professional feed lotters and grass fed fatteners.

Annual turnoff varies between 2,000 - 2,200 head with some 40 - 60 bulls sold at the annual Cobungra Bull sale in April.



Summer feed.



Moving up.



Annual Omeo sale.

Value Adding Operation

Under current management, 'Cobungra' is run in conjunction with 'Willaroo', an irrigation and cropping property at Berrigan in the Southern Riverina. By wintering yearling heifers, young bulls and surplus young cattle at 'Willaroo', tangible benefits have been achieved at Cobungra, where numbers have increased to 2500 - 2600 breeders.

To enable a substantial purchaser to maintain the current policy of running 'Cobungra' and 'Willaroo' in tandem, both properties are being offered for sale simultaneously. Buyers have the opportunity to tender for either one of the properties or both of the properties. Full details available from the selling agents.

Investment Potential

In addition to running 'Cobungra Station' as a successful livestock operation, there is also the opportunity to capitalise on the significant development occurring at the Dinner Plain and Mt Hotham Alpine Resorts. Exciting multi million dollar plans have recently been announced at the two resorts with the encouragement of private enterprise and government authorities.

A major component of these plans is the proposed airport at Horsehair Plain. Due to be completed in 1998 the airport will enable medium sized aircraft to commute from Melbourne and Sydney. The proposed airport is virtually enclosed by 'Cobungra Station' freehold with the Homestead a short drive down the Great Alpine Road.

Subdivisional opportunities are provided by the



Days end. © Phillip Quirk - Wildlight Photo Agency Pty Ltd.

string of freehold titles fronting the Great Alpine Road.

Tourism and hospitality opportunities abound!

Whilst the snow fields have traditionally been seen as a winter sports haven, the spring thaw sees a transformation in the High Country as the soft green plains come alive with the colour of wildflowers. The changing seasons stimulate alternative High Country action including bushwalking, trail riding, touring, camping, and trout fishing in the lengthy sections of secluded streams in a pristine snow gum environment.

Australian wildlife is abundant in the bush where kangaroos, wombats, lyre birds, emus,

trout and platypus are all to be found as part of 'Cobungra Station'.



Homestead setting. © Phillip Quirk - Wildlight Photo Agency Pty Ltd.

The sale of 'Cobungra Station' presents an historic opportunity for a substantial purchaser to secure one of Victoria's largest and most respected properties. It offers the most desirable combination of established commercial income, strong environmental appeal, traditional Australian lifestyle and positive investment potential.



Registered Proprietor

Pooncarie Pty Ltd
Unit 8, 150 Queens Street,
Melbourne, 3000.

Solicitor

Mr. P. Aitken
Aitken Walker and Strachan
114 William Street
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Rebate

A set rebate commission will be paid to a licensed agent introducing and accompanying a successful buyer.

Further Information

A schedule of livestock and plant, including delivery arrangements, together with titles and leasehold details are included in the Information Memorandum and Tender Documents available from the agents.

Tenders Close

5.00 pm Thursday, 16th October 1997 at Aitken Walker and Strachan, Solicitors. For further details and inspection arrangements contact the selling agents:

Elders Ltd.: 160 Queen Street, Melbourne, Vic. 3000 Ph: (03) 9609 6222
A/H Peter Hose Ph: (03) 9787 6636 or Jim Hay Ph: (03) 5244 1664

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A/H David Hammersley Ph: (02) 9449 5919

Bairnsdale Ph: (03) 5152 3037
A/H John Riches Ph: (03) 5152 2142 or David Walker Ph: (03) 5152 3830

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Elders