



SUNSHINE

(MOORA MOORA STATION) CORINELLA/FORBES NSW



SUNSHINE (FORMERLY MOORA MOORA STATION) IS CENTRALLY LOCATED ALMOST EQUIDISTANT BETWEEN THE REGIONAL TOWNS OF FORBES, CONDOBOLIN & WEST WYALONG. THE AREA IS A NASCENT COTTON GROWING AREA AND IS RENOWNED FOR ITS LIVESTOCK AND CROPPING CAPACITY.



JOHNSTON RURAL GROUP

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SUNSHINE

INTRODUCTION

In 1900 the property *Moora Moora Station* was taken up by *Joseph Hugh McCormack* (who came to Australia from Ireland in the 1850's).

In 1949 it was bought by the *Thomas family* and 35 years later was purchased by the *Stewarts*.

Present owners, Evan and Sharon Mickan, purchased the property in April 2000 extensively developing it and acquiring additional land. They now refer to the contiguous aggregation as 'Sunshine'.

The Property

Sunshine is a very productive mixed farm in the versatile Lake Cowal area of the Lachlan Valley.

The property has a long history of producing high yielding cereals, oilseeds and pastures.

The combination of approx 55% higher flood free areas and 45% lakebed, offers significant opportunities for both grazing and cropping.

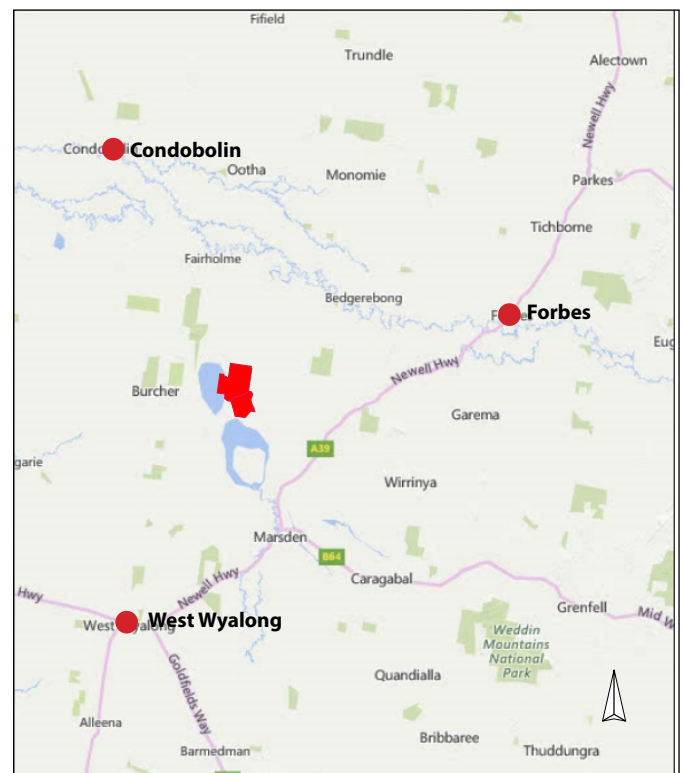
A very reliable stock and domestic system is in place. Sunshine also has the benefit of 2 water connection points to Jemalong Irrigation Ltd with 120 mega litres of stock and domestic gravity delivered water.

The property is currently carrying 3,000 Merino ewes and followers combined with an extensive

cereal cropping program. The owner advises that the farm is rated at 20,000 DSE.

Sunshine is centrally located almost equal in distance between the regional towns of Forbes, Condobolin and West Wyalong. The area is a nascent cotton growing area and is renowned for its livestock production.

Properties of this scale and capacity are hard to find and Sunshine presents a unique opportunity for investors looking for affordable, versatile, fertile land.



Location Map



SUNSHINE

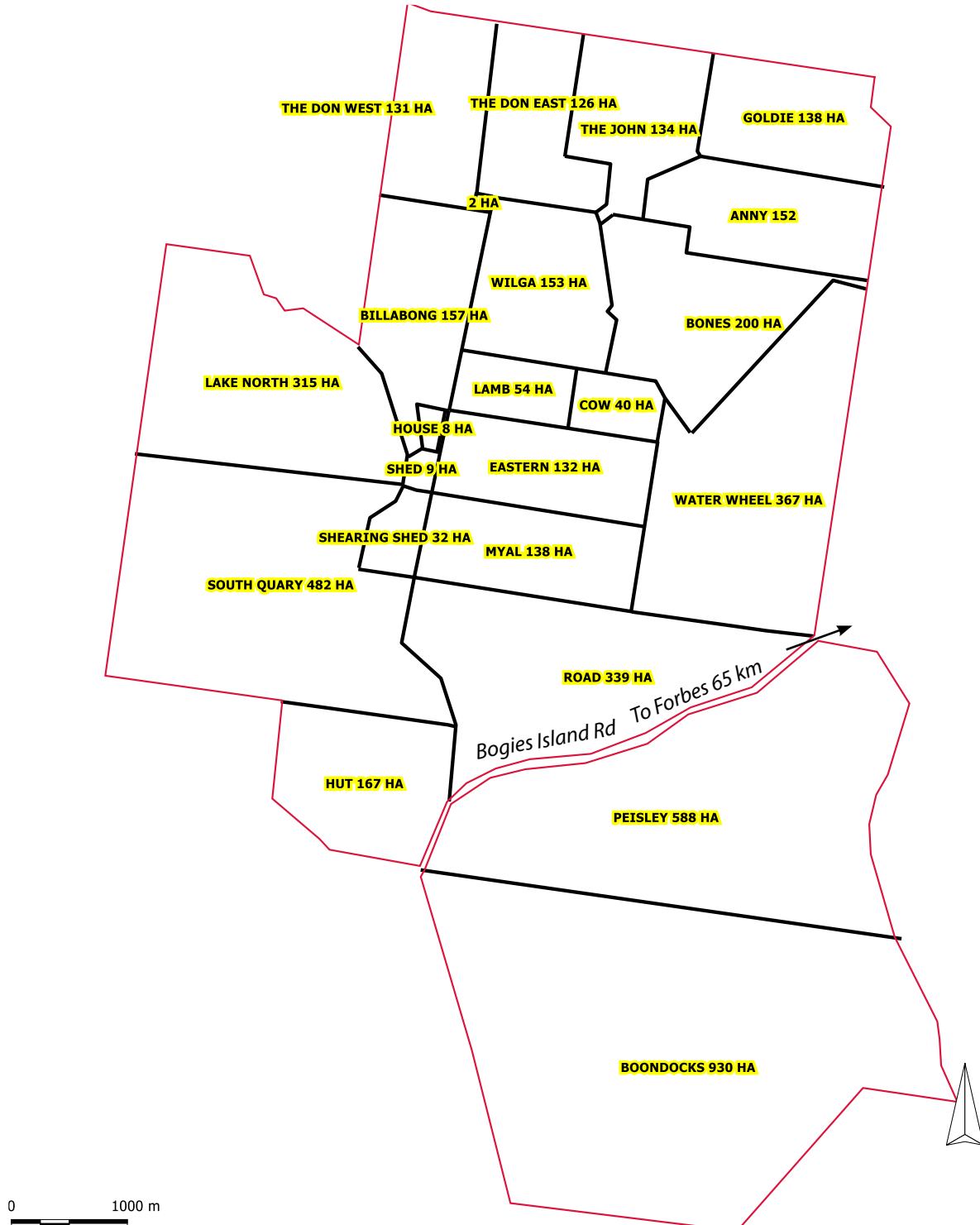
SUMMARY

Situation & Access	65km to Forbes, 65km to West Wyalong, 60km to Condobolin
Area & Title	4,814.5206 ha, 11,891.86 ac Freehold
Lot Numbers	Forbes & Lachlan Shires: Lot 1 DP 365136, Lot 1-3; 24-33; 46-47; 50-51; 53-54; 59; 69-71; 74-75. Lot 1 DP 132833, Lot 2 DP 365135, Lot 48-49; 62 DP 753106. Lot 2 DP 1139334, Lot 10 DP 753097. Lot 22 DP 753097. Lot 25 DP 753109.
Power	240v
Schools	Bedgerebong (primary) & Forbes (primary & high schools)
Services	Mail x 3 days per week; Air service, Parkes.
Sale yards	Forbes CWLX
Soils	Self mulching heavy soils, red sandy loams, lake bed soils.
Topography	Generally level with a number of small hills.
Timber	River Red Gum, Myall, Balah, Wilga & Rosewood. Approx 1,306 ha native vegetation.
Arable farming area	3,508 ha (approx 68% of farm)
Crops	Cereals, oilseeds and pastures.
S&D Water	Connected to JIL, 2 x water schemes, 80,000 L daily; 23 dams; 2 x 90,000 L tanks; 190,000 L rainwater storage.
Rainfall	480 mm (<i>see graph page 18</i>)
Irrigation	Currently not irrigated but connected to JIL
Water License	76ML of General Security and 32ML of S&D High Security. 88 JIL Shares & 108 Delivery Entitlements
Fencing	Hinge joint and barb
Woolshed	6 stand timber woolshed & yards
Cattle yards	1 steel yards, 1 wooden yards at woolshed.
Pastures	Extensive seedbank of trefoil & suited to mixed pastures.
Livestock	Currently carrying 3000 merinos and trade stock
Carrying Capacity	Approx: 20,000 DSE
Infrastructure	5 bed homestead with study & pool, large machinery shed (18m x 46m), shearing shed & quarters. On Farm fuel storage (24,000 L) All steel sheep feed/drought lot.
Vendor terms	Expressions of interest closing 28/2/19.



SUNSHINE

Paddock Map





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Infrastructure

The infrastructure is very well maintained and is all in good working order. A large all steel machinery shed and workshop compliments the working improvements of the farm and a classic traditional timber 6 stand shearing shed reinforces the sheep enterprise. A number of other accommodation outbuildings and service buildings are a handy addition.

Potential Irrigation from JIL

Sunshine has the benefit of 2 water connection points to Jemalong Irrigation Ltd (JIL) with 76ML of General Security and 32ML of S&D High Security.

- 88 JIL shares
- 108 Delivery Entitlements

Extra water can be purchased by the owner and delivered by JIL if required.

Carrying capacity

The property is currently carrying 3,000 Merino ewes and followers combined with an extensive cereal cropping program. The owner advises that the farm is rated at 20,000 DSE.

Soils

The lakebed soils are ideal for pasture production & cropping with floodwater usually receding in 12 to 18 months leaving an opportunity for large volumes of trefoil and various herbages for livestock. The extensive levee bank protects the eastern area of the farm.

The area adjacent to JIL Water Outlets would be ideally suited to cotton production.

Fencing

The fencing is generally in good stock proof condition with many kilometres of new all steel fence lines and end assemblies.

Reliable Stock & Domestic Water

A system is in place from 2 piped and pumped local water schemes: Manna Rd (25,000 L) and Moora Moora (56,000 L) reliably delivering approx. 80,000 litres daily of good quality fresh water across the property. The property has an extensive water pipeline with transportable water troughs connected by cam lock fittings. 23 additional dams provide additional water security for the livestock enterprises.

Lakebed farming and grazing

Part of Sunshine is comprised of Lake Cowal and Nerang Cowal ephemeral lakes. The property has 1150 ha in Lake Cowal and this area dries by evaporation. The Nerang Cowal little lakebed fills when the big lake overtops. All water flows in from the Bland system and continues to drain out into the Bogandillon Creek enroute to the Lachlan River.

The eastern side of the property has 2 licensed levee banks which protect the farm from water coming from the Lachlan River via the Jemalong flood way.

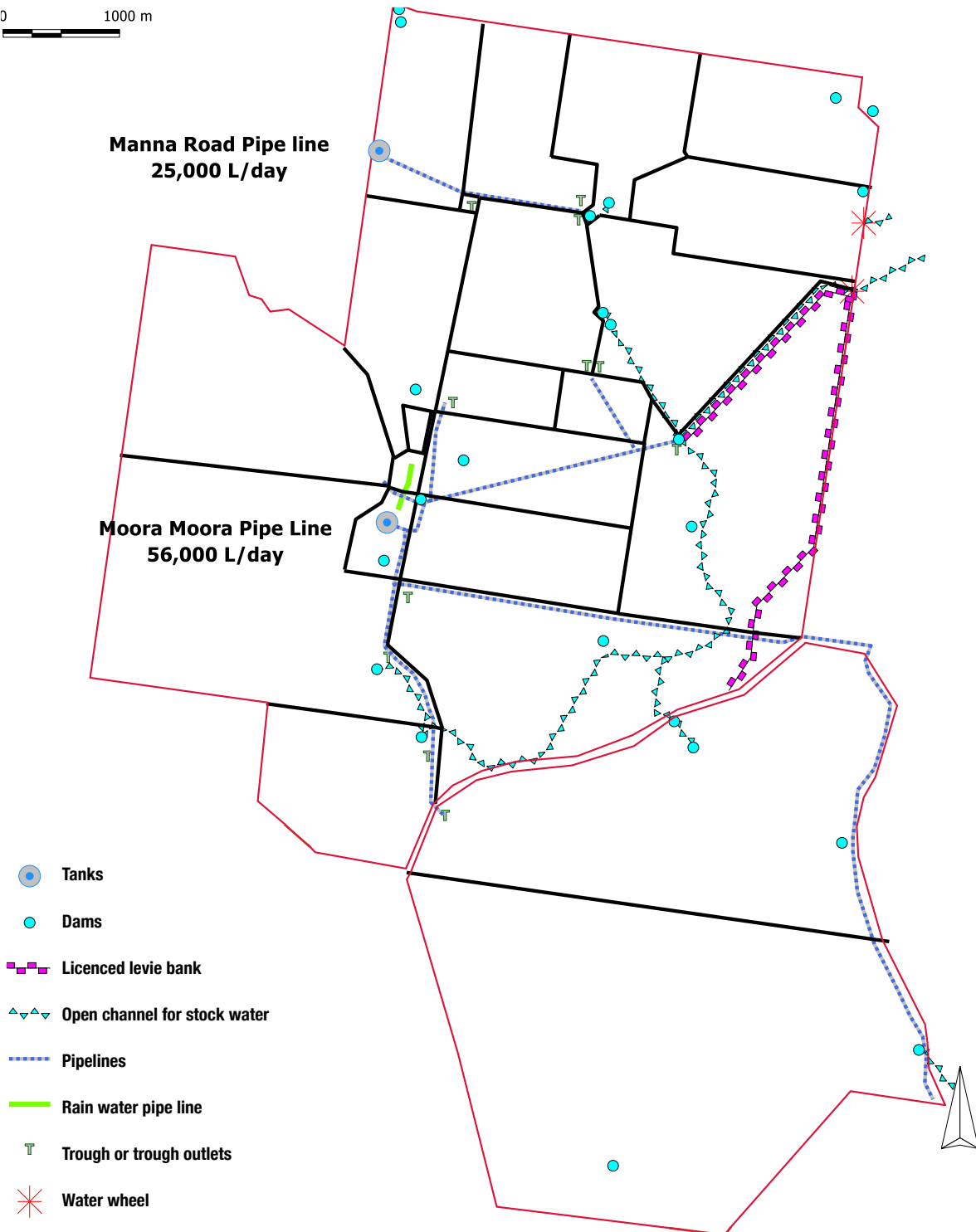




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WATER INFRASTRUCTURE

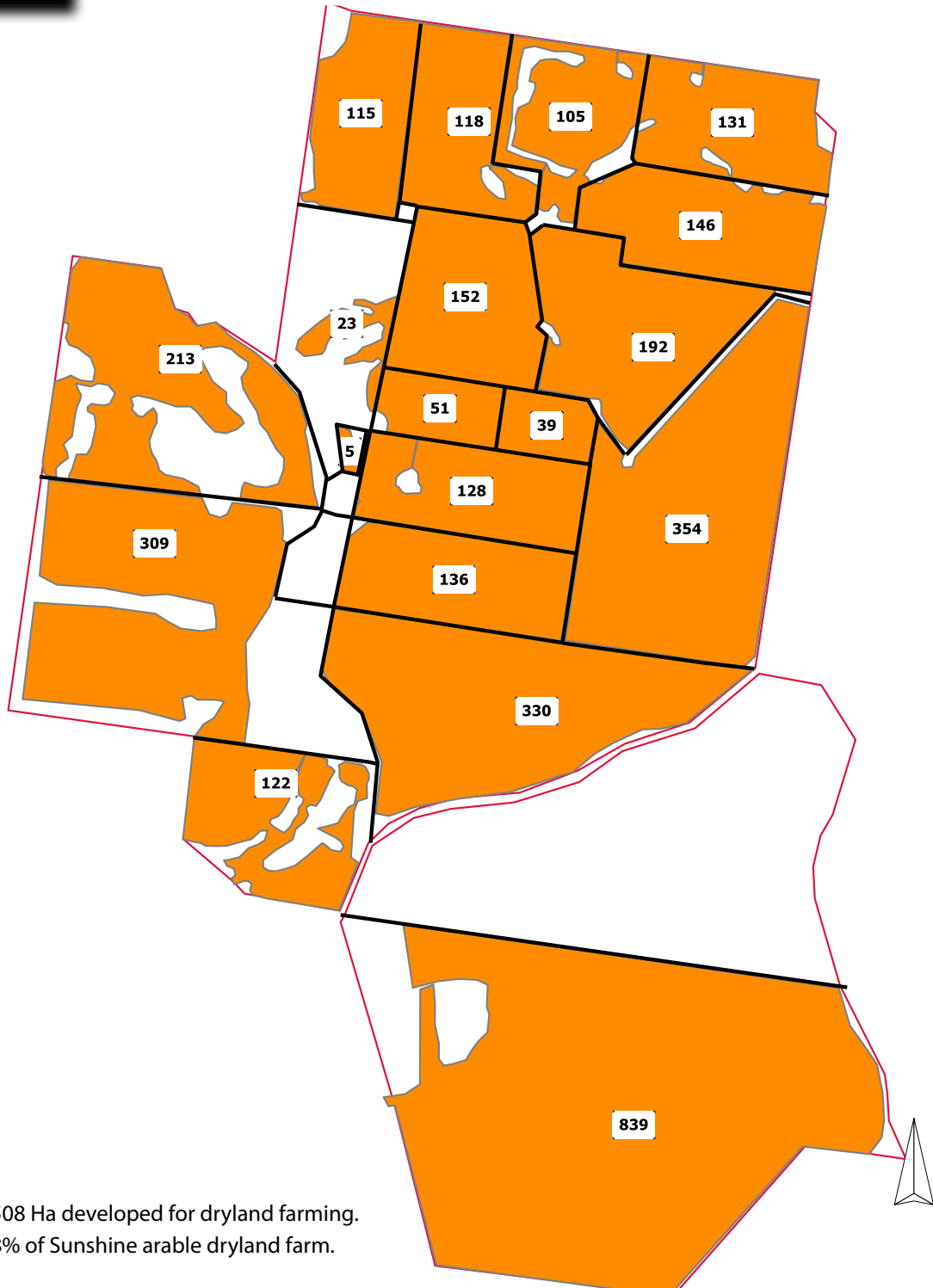
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DRYLAND CROPPING

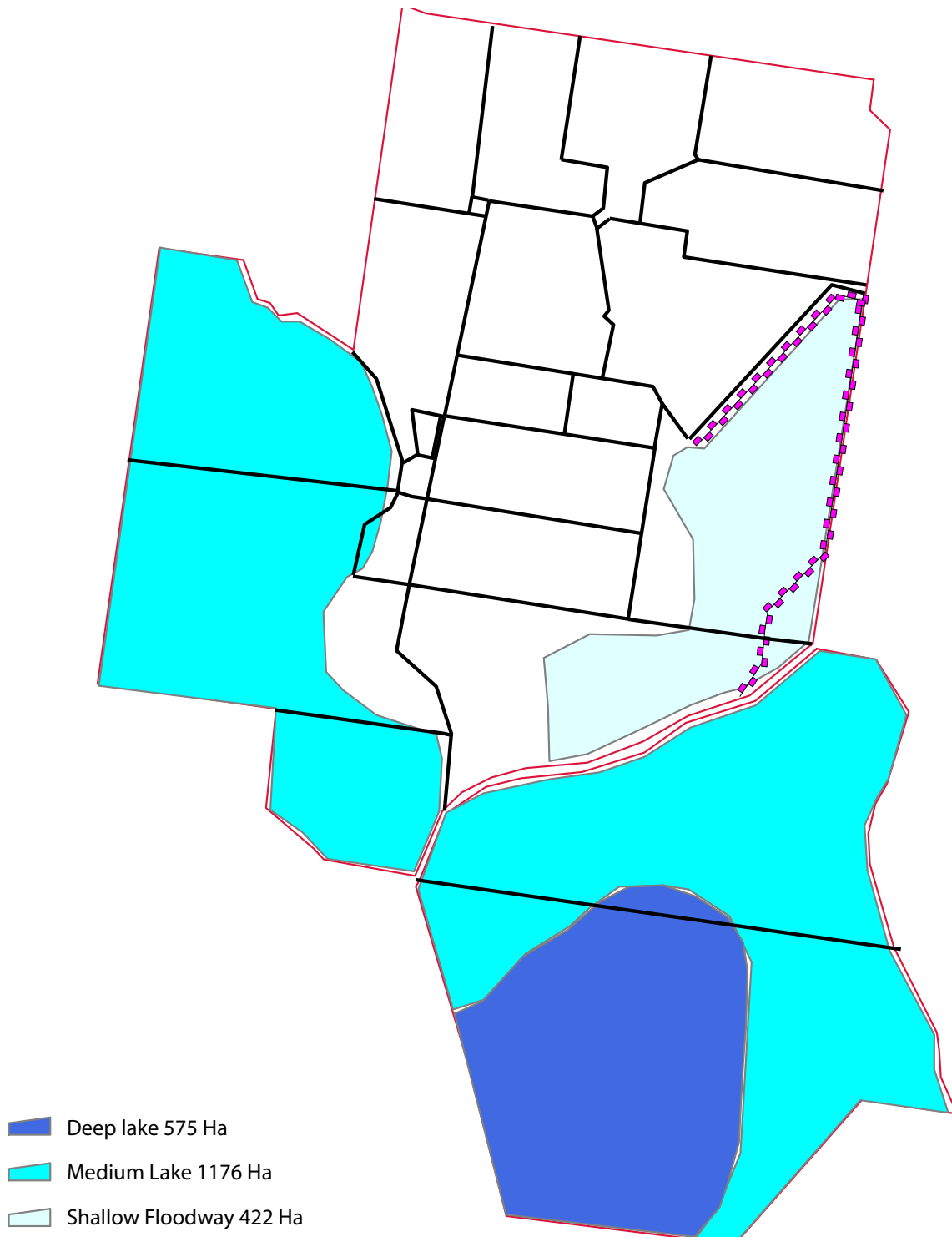


Approx. 3508 Ha developed for dryland farming.
Approx. 68% of Sunshine arable dryland farm.



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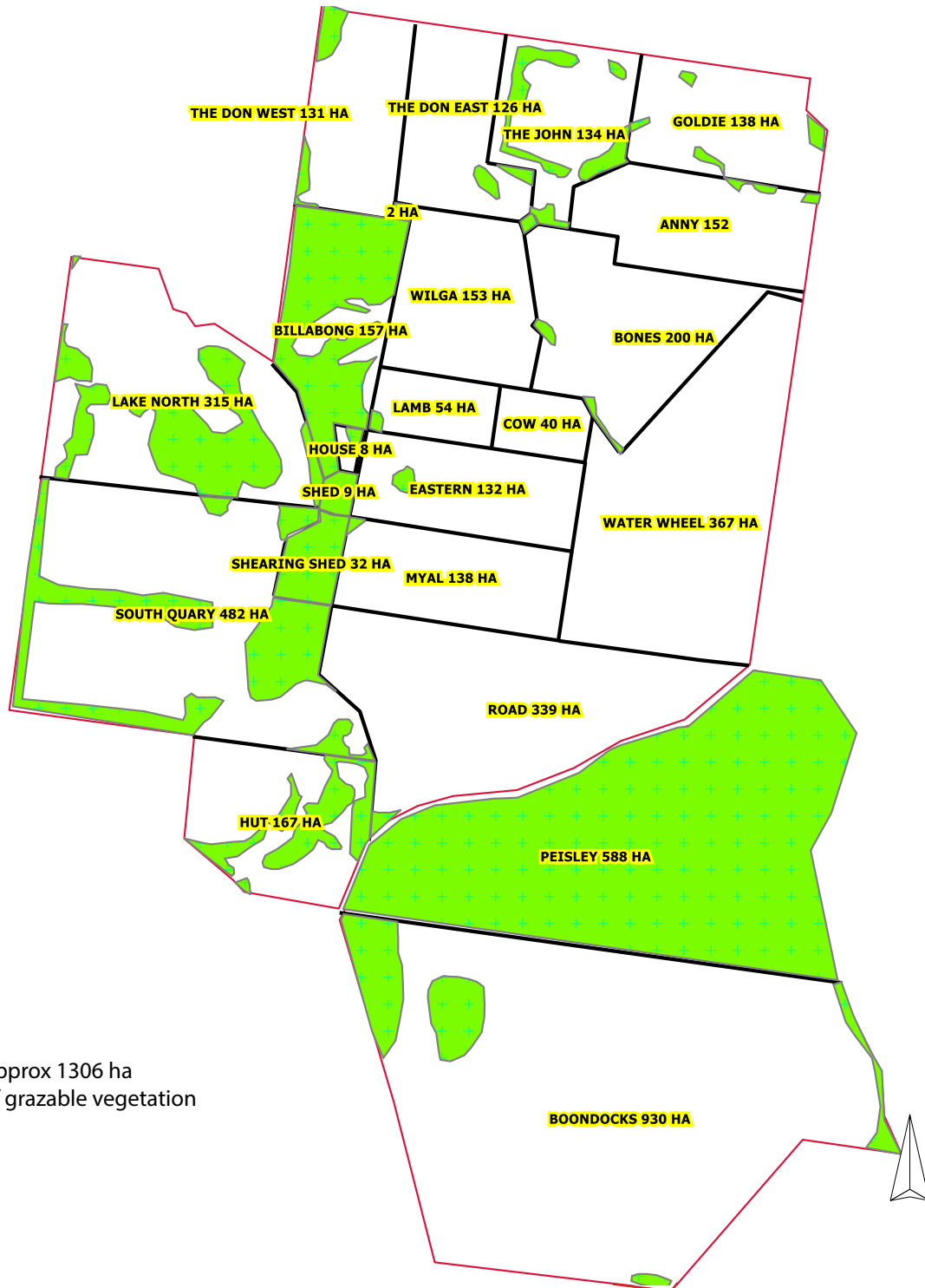
FLOOD ZONES





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GRAZING ONLY AREAS





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INFRASTRUCTURE





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HOMESTEAD

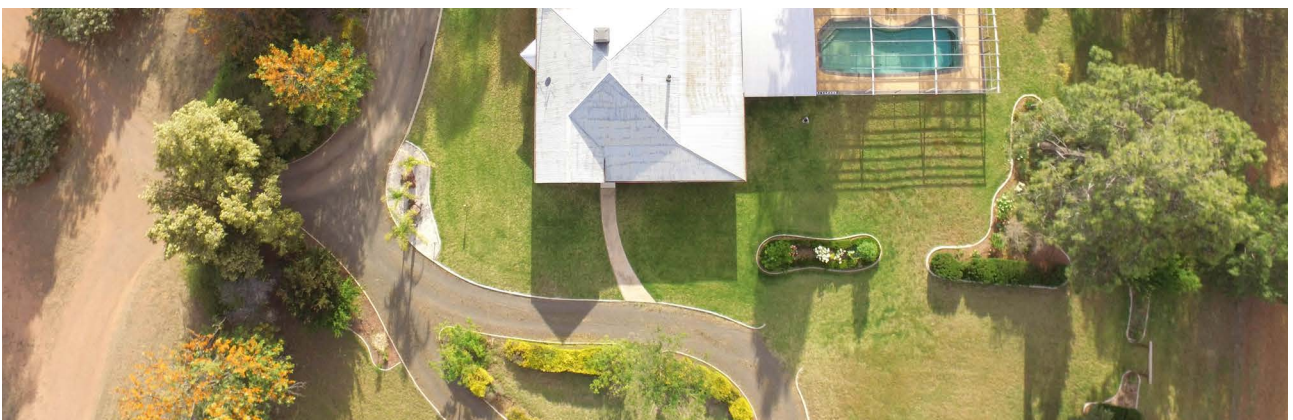
Homestead A charming, well maintained weatherboard homestead* with pool, is nestled amongst a garden of expansive lawns, flowering trees and natives. (*approx 296 sqm)

This extremely comfortable 5 bedroom family home, with ducted evaporative cooling, has 2 bathrooms plus extra living space and a study.

Other features of the homestead include high ceilings, built in robes and double glaze windows.

The outdoor entertaining /pool area is covered by a cabana and there is also the benefit of extra space in a detached four car garage.

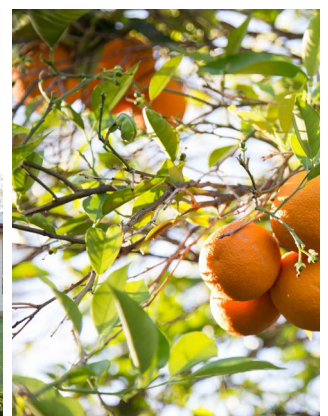
Cottage A renovated cottage, adjacent to the woolshed, is suitable for extended family and guests or staff accommodation.





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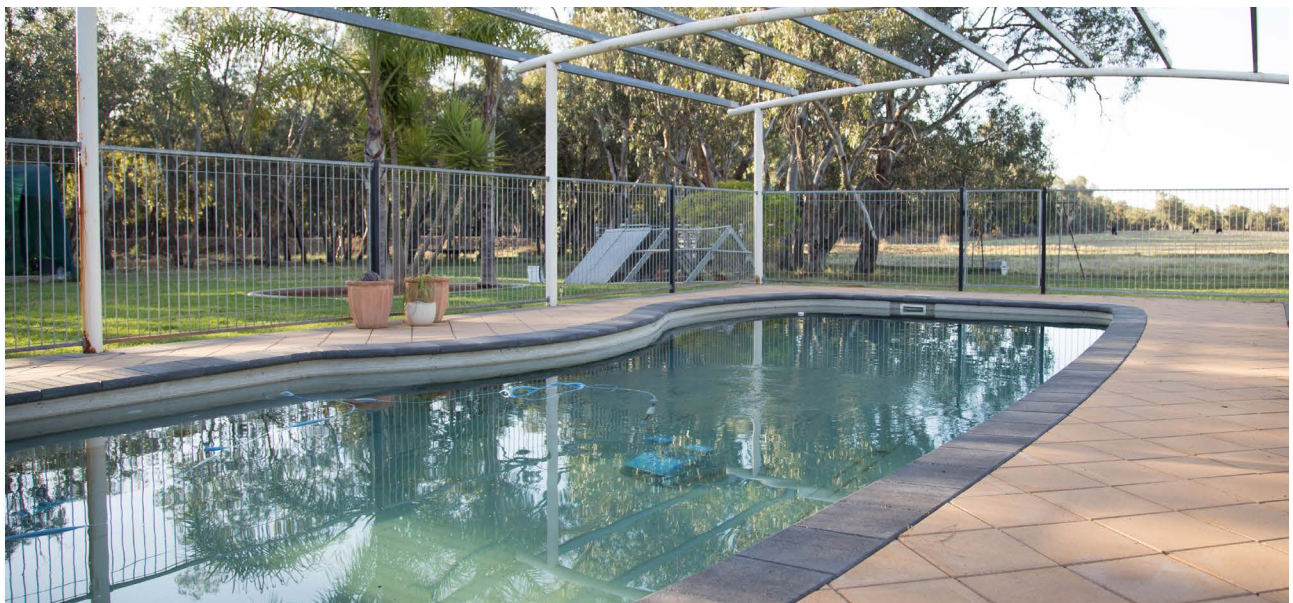
HOMESTEAD





SUNSHINE

HOMESTEAD



LAKE COWAL

WETLAND SYSTEM

LAKE COWAL forms part of a large ephemeral inland wetland system in the Lachlan River Catchment and is located 38 km north north-east of West Wyalong, and approximately 60 km south-west of Forbes in Central New South Wales, Australia. Significant concentrations of water birds visit the Lake and the Australian Heritage Commission listed Lake Cowal on the Register of the National Estate in 1992.

Lake Cowal is New South Wales' largest natural inland lake at approximately 21 kilometres long and 9.5 kilometres wide, with a peak depth of up to 4.5 metres during major flooding and an average depth of around 2.5 metres. Lake Cowal covers an area of over 13,000 hectares (ha) when full and the adjoining Nerang Cowal has an area of approximately 5,000 ha with a maximum depth of 1.5 metres.

Geology

Lake Cowal is located on the Lachlan Fold belt which has historically been the source of many mineral discoveries of local, regional and national importance. The Cowal ore body is hosted in an Ordovician-aged volcanoclastic sequence informally referred to as the Lake Cowal volcanic complex. The volcanic sequence is overlain by alluvial sediments of the Jemalong Plains, depending on the underlying palaeo-topography. Gold mineralisation primarily occurs in dilational quartz-carbonate-sulfide and carbonate+/-quartz-sulfide veins. The highest gold grades have been recorded in a series of pods that are vertically elongated and trending north south. These pods are disrupted by west-northwest trending faults near the centre of the mineralisation zone. Sulfide mineralisation in the veins consists of pyrite, sphalerite, chalcopyrite, pyrrhotite and galena. Adularia is a common mineral.

Geomorphology

Lake Cowal is located on the fluvial landforms of the Jemalong Plains. The Jemalong Plain is bounded to the east by the Jemalong Range, to west by the Manna anticline and its associated ridge, to the north by the Lachlan River and to the south by the Bland Creek Catchment. The plain has been formed

by the fluvial infilling of the Lachlan and Bland Creek palaeochannels with sediments of the Lachlan and Cowra formations. The depth of these sediments is over 100 metres above the Bland Creek palaeo-channel and decreases to the east and west and as bedrock ridges are approached. Gravel and sand lenses within the Lachlan and Cowra formation, as well as gravels at the base of the Bland Creek palaeo-channel are important groundwater stores and conduits, and play a major role in the regional groundwater hydrology.

Lake Cowal is underlain by sediments from 1 metre to more than 50 metres, which in turn overlie bedrock of the Lake Cowal volcanic complex. In contrast to other sediments of the Jemalong Plain, those beneath Lake Cowal are dominated by dark grey clays suggesting a strong lacustrine influence. These clays extend to the considerable depth of 80 metres in the area.

Climate

Lake Cowal is located on the boundaries of the south-eastern semi-arid and the south-eastern temperate regions of Australia. Historical data has been collated from weather stations from Con-dobolin, Forbes and Wyalong. The temperature ranges from 32.7oC in January to 2.8oC in July. Morning humidity ranges from 21% in October to 39% in June. Lake Cowal is strongly influenced by winds from the southwest during Autumn, Winter and Spring, and from the west and north-west during the Summer months with wind speeds usually in the vicinity of 6-10 kilometres per hour (kph) and sometimes up to 20 kph in Summer.

Average annual rainfall is 481 mm and the annual average pan evaporation is 2045 mm. Rainfall is highly variable throughout the year. The highest recording of rain falling in one day at Lake Cowal is 225mm (9inches) on the 18th January 1962.

LAKE COWAL

WETLAND SYSTEM

Hydrology

The Lachlan River Valley has a catchment area of 84,700 km² and incorporates 413,520 ha of recognised wetlands of which Lake Cowal is a part. The Lachlan River has an estimated mean annual flow of 1,270,000 Megalitres at Forbes. Lake Cowal is situated on the fluvial Jemalong Plain which is bounded by Jemalong Range (east), Manna Range (west), Lachlan River (north) and tributaries of the Bland Creek system (south). Jemalong Plain is 20 - 30 kilometres in width and elevations range from 203 – 220m AHD (Australian Height Datum). Landform features include relict stream ridges, stream beds, levees and floodplains.

Surface water inflow to Lake Cowal comes primarily from the Bland Creek in the south and the Lachlan – Lake Cowal floodway in the northeast. The Bland Creek Catchment has a catchment area of 940,000 ha upstream of the Lake. Inflows also occur from the Lachlan River via breakout flows just below Jemalong Weir that occur during major flood events in the Lachlan River causing back flooding into Lake Cowal.

The Lachlan – Lake Cowal floodway flows through the Corinella area and is a modified, breakout channel of the Lachlan River. In flood conditions Lake Cowal overflows into Nerang Cowal across a small saddle which runs from the western shore to Bogie's Island. When Nerang Cowal reaches its capacity, it overflows to the north through the Manna Creek, Manna Swamp, Bogandillon Creek, Bogandillon Swamp and finally back into the Lachlan River.

The lake is a typical ephemeral inland system with highly variable flooding/drying cycles. It has been known to dry completely for extended periods of up to 13 years in the early part of the 20th Century and since that time for lesser periods typically from 3 to 18 months. When full and without further inflows Lake Cowal takes about three years to dry out completely, whilst the smaller Nerang Cowal usually dries within 12 to 18 months.



Photo source: <https://www.visitnsw.com/destinations/country-nsw/wagga-wagga-and-riverina/west-wyalong/attractions/lake-cowal>

LAKE COWAL



Map showing the Lachlan - Lake Cowal floodway.

Source: Cowal Gold Project Environmental Impact Statement, Resource Strategies Pty Ltd, 1998.

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OTHER

A little more history

The original Moora Moora homestead was built by the McCormack family. Mr Thomas McCormack was born in Ireland and settled at Moora Moora, Lake Cowal, in 1871. The country was covered with scrub and bush and occupied by native dogs, wild horses, wild pigs and kangaroos.

The homestead was a large, comfortable place built on a small hill on the edge of the lake however this homestead is no longer standing.

The shearing shed, built in 1910 -1912, was originally an 8 stand shed constructed with sawn pines sourced from the property. It is still in use today.

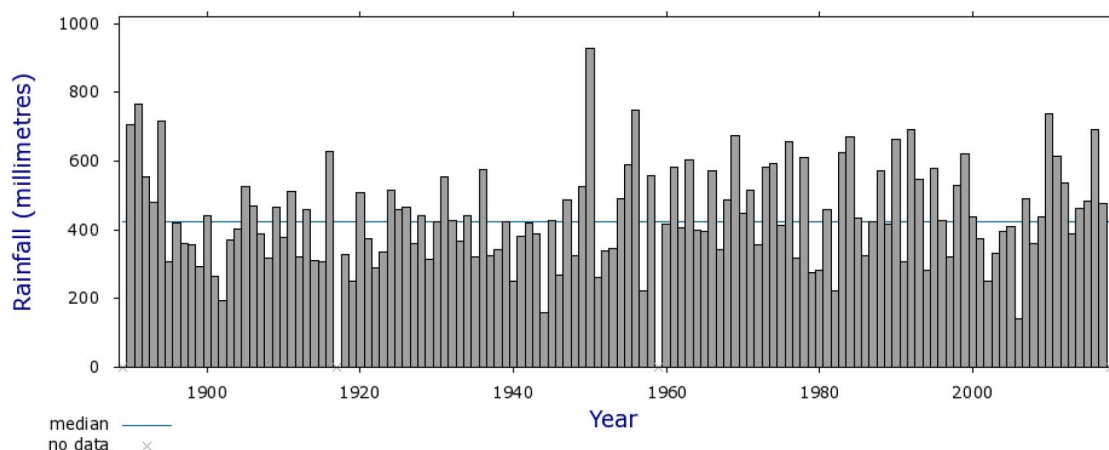
Tom Anderson purchased the property in 1949 and build a new home 100 metres north of the original homestead, down the slope. Tom's brother lived in the house and ran the farm.

In 1984, Moora Moora, was bought by Clive, Elaine and Peter Stewart. They didn't live on the farm, but on their other property at Wirrinya. After clearing a lot more land, they cropped and ran cattle on the place.

The Mickan's, Evan and Sharon, bought Moora Moora in 2000 and renamed the property 'Sunshine'. The lake was dry when they arrived, eventually filling in 2011.

Building	Area	Unit	Floor	Frame	Cladding	Roof
Timber Shed.	98	sqm	Concrete	Steel, Timber	Metal cladding	Metal
Hay shed.	432	sqm	Earth	Steel	N/A	Metal
Shearing shed - provides 6 electric overhead stands, timber internal pens and gates and good wool storage areas.	520	sqm	Timber	Timber	Metal cladding	Metal
Workshop/Machinery Shed - provides 3 large open bays and one enclosed bay with sliding door access. Has entrance height of 6.00 metres and 24,000 l fuel tank and bowser.	828	sqm	Earth	Steel	Metal cladding	Metal
Bag Shed including swing door.	70	sqm	Timber	Steel	Metal cladding	Metal
Shearers Quarters including kitchen, bathroom, 5 bedrooms, lounge room and seperate toilet and laundry.	119	sqm	Timber	Timber	Timber cladding	Metal

Warroo Weather Station (050020) Annual rainfall





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