



## HILLSTON

Talinga Park

**702.70 hectares, 1,736.51 acres**

**\*\*\* EXPRESSIONS OF INTEREST CLOSE: 5:00 PM, 31st, July 2009 \*\*\***

Talinga Park comprises large scale citrus and wine grape operations, expertly managed to exploit export citrus markets and growing export demand for commercial warm climate wine grapes. Located to provide early maturing advantage, Talinga Park has developed an outstanding reputation for quality.

- Land Area 702.7 hectares
- Building Area: 226 square metres
- Bedrooms: 4
- Bathrooms: 2

**TYPE:** Expressions of Interest

**INTERNET ID:** 380659

### CONTACT DETAILS

**Elders Melbourne**  
160 Queen Street  
Melbourne, Victoria  
03 9609 6222

**Shane D McIntyre**  
0428 937 622

**Chris Meares**  
0414 770 703

## PROPERTY OVERVIEW

<b>Land Use</b>	Horticulture, Viticulture
<b>Description of Country</b>	Talinga Park is an ideal location for both citrus and wine grape production, with its gently sloping sandy loam hill and grey clay loam lower country.
<b>Rainfall Average</b>	361 millimetres
<b>Improvements</b>	Machinery shed - 516m <sup>2</sup> , includes air conditioned office, large skillion - approximately 420m <sup>2</sup> , workshop, lunchroom and amenities block, pump shed - all steel with concrete floor - approximately 24m <sup>2</sup> , bore and chemical shed - 'near new', 18m <sup>2</sup> , all steel shed, fully equipped.

## WATER/IRRIGATION

<b>Water Supplies</b>	Bores
<b>Comments</b>	Water is a feature of Talinga Park. There are 3 equipped irrigation bores as well as a fourth sleeper bore with a license for approximately 3,370 ML ground water. There are three active bores with 1 sleeper, supplying irrigation water to the grapes via a drip irrigation system, and the citrus via "under tree" sprinkler system. 3 bores are fully equipped and pump approximately 130 - 150 litres per second via 200 - 300mm PVC mains, 150 - 50 mm sub-mains, to in-line drippers for grapes and spinner sprinkler heads for citrus. There is a complete filtration and fertigation system installed.
<b>Irrigation</b>	Irrigation Available

## CROPS/PASTURES

<b>Crops</b>	Citrus - area planted 217ha (approximately 11-24 years). Harvest 10-14 days earlier than competitor regions. History of quality production, supplying both premium export and domestic markets. Production in 2006-2008 ranged from 4,400 tonnes to 6,100 tonnes per annum. Wine Grapes - area planted 111.4 ha (approximately 12-14 years). Warm climate, high yielding grapes with excellent water supply, good quality and yields, supplying the high volume commercial wine sector, undersupply of warm climate wine grapes (whereas cool climate fruit oversupplied). Production in 2006-2008 ranged from 2,000 tonnes to 2,500 tonnes per annum.
--------------	--

## REGIONAL FACILITIES

<b>General Comments</b>	Talinga Park is 27kms north of Hillston and 110kms northwest of the regional centre of Griffith (district population approx. 50,000). Hillston is now the centre of a strong grazing, cropping, viticultural and horticultural district providing essential medical, recreational, commercial, professional and educational services. Griffith is a major supplier of processing, marketing, commercial, medical and educational services, and also a major transport centre.
-------------------------	---

## HOMESTEAD

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

<b>Description</b>	Modern, well maintained home with modern fixtures. 4 bedrooms (main with ensuite). Air conditioned. Separate garage and carport, in-ground swimming pool and extensive, well maintained irrigated gardens. Staff cottage - 3 bedroom weatherboard cottage, approximately 128m2.
<b>Construction</b>	Hardiplank/Weathertex
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>House Area</b>	226 square metres



