

“Cooinda” The Home of “Johnos” Studs

1708 Riddoch Highway, Keith SA 5267

**378.4 hectares (935 acres) on 3 Titles
Plus a very significant 303,806 kL Water Allocation**



The ultimate location, outstanding facilities and truly a quality mixed farm.

Proudly offered under instructions from KH & JH Johnson who are relocating their stud enterprise.

SIMULTANEOUS INTERFACED eAUCTION

Wednesday October 7th 2015 at 1.00pm

At the Keith Football Clubrooms

When visitors to the South East of South Australia or the Limestone Coast travel down the Riddoch Highway they cannot fail to comment on the highly prized irrigation, grazing and cereal properties centred around “Cooinda”. Whilst the property is noted as the long term home of the renowned Johnos Sheep Studs including the Border Leicester, Hampshire Downs and Poll Dorset flocks, it is also in the heart of the Tatiara Lucerne district.

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Introduction

"Cooinda" was established as part of the farsighted AMP Settlement Scheme with the Johnson Family having ownership since 1977. Since 1980 it has been readily identified by the South Australian and Victorian lamb industry as the home of three thriving sheep stud flocks: Border Leicester (1980), Hampshire Downs (2003) and Poll Dorset. The studs will continue in different locations but to facilitate the process the Johnson Brothers and their Families will relocate the flocks and may we say, themselves. This outstanding property provides numerous opportunities for discerning purchasers whether as a family expansion property or stand alone enterprise.

Fencing

The 935 acres is divided into approximately 22 paddocks with strategic laneways servicing 12 main paddocks including four from the cattle yards. A particular feature is the double fencing erected on 11 of the 14 outer paddocks bordering the Highway and neighbouring properties.

Soil Types

In keeping with the district the soils comprise of sandy loam and small areas of sand predominantly over limestone and clay. The area has ideal drainage and friable soils and marl thus proving ideal for irrigated lucerne, a number of cereal types, canola and selected pulse crops.

A further advantage is the ability to grow perennial grasses, dry land Lucerne and also sub clovers for year round grazing.

Ideal plains country with small areas of low undulation along the western side. Highly suited to flood irrigation.

Irrigation & Bores

Three registered bores supplying water for the 120 hectares (300 acres) of laser levelled and established flood irrigation. The irrigation bores are equipped with turbine pumps and 3 phase electric motors. Main bore produces approximately 120,000 gph (550 kL). The current allocation provides an additional flood irrigation Delivery Allowance of 344,795 kL which does not transfer with the allocation, however, the policy allows an application for a similar allowance if flood irrigation is continued. Livestock Water: There is a central bore at the homestead supplying water to troughs in all main paddocks.

Livestock

In addition to the extensive cropping the property is currently carrying 600 stud ewes, 150 stud ewe hoggets, 200 young rams and 200 ewe lambs plus stud sires.

Cropping

To assist the incoming purchaser most of the flood irrigation area is on year three of a break crop programme thus facilitating the sowing of the purchasers choice of lucerne varieties from 2016. Past plantings include Aurora, Siriver, Super Aurora, Super SiRiver and Super Charge all for lucerne seed production.

The breakdown of crops sown is 85 ha of barley, 17ha wheat 12ha Canola and 11 ha rye. Lucerne currently comprises 17 ha irrigated Siriver and 20 ha dryland.

Homestead

A very impressive extensively renovated Mount Gambier stone residence comprising 5 bedrooms, a "super" open plan living room encompassing a brand new kitchen with a host of quality appliances and built in features. The heated and cooled dining room has ready access to a 15m² covered porch. The home also includes a large traditional lounge with wood fire, office, 3 bathrooms and two separate toilets. "The great outdoors", is focused on a 8.5m x 5.7m covered alfresco dining area overlooking a stunning 11.5m x 4m solar heated and self cleaning swimming pool. A further enclosed rumpus room caters for winter barbecues.

Farm Buildings and Facilities

- 17.5m x 8.5m timber framed machinery shed and workshop.
- 2 stand timber framed raised board 30.5m x 14.8m shearing shed complimented by an adjoining 30.5m x 12.5m steel framed undercover and partially enclosed sheep yards and handling area.
- 12.6m x 6m stables with 2 loose boxes.
- Domestic milking shed with power.
- Lamb feedlot pens.
- 2 x 50 tonne Sherwell silos.
- 20,000 gallon bore water storage.

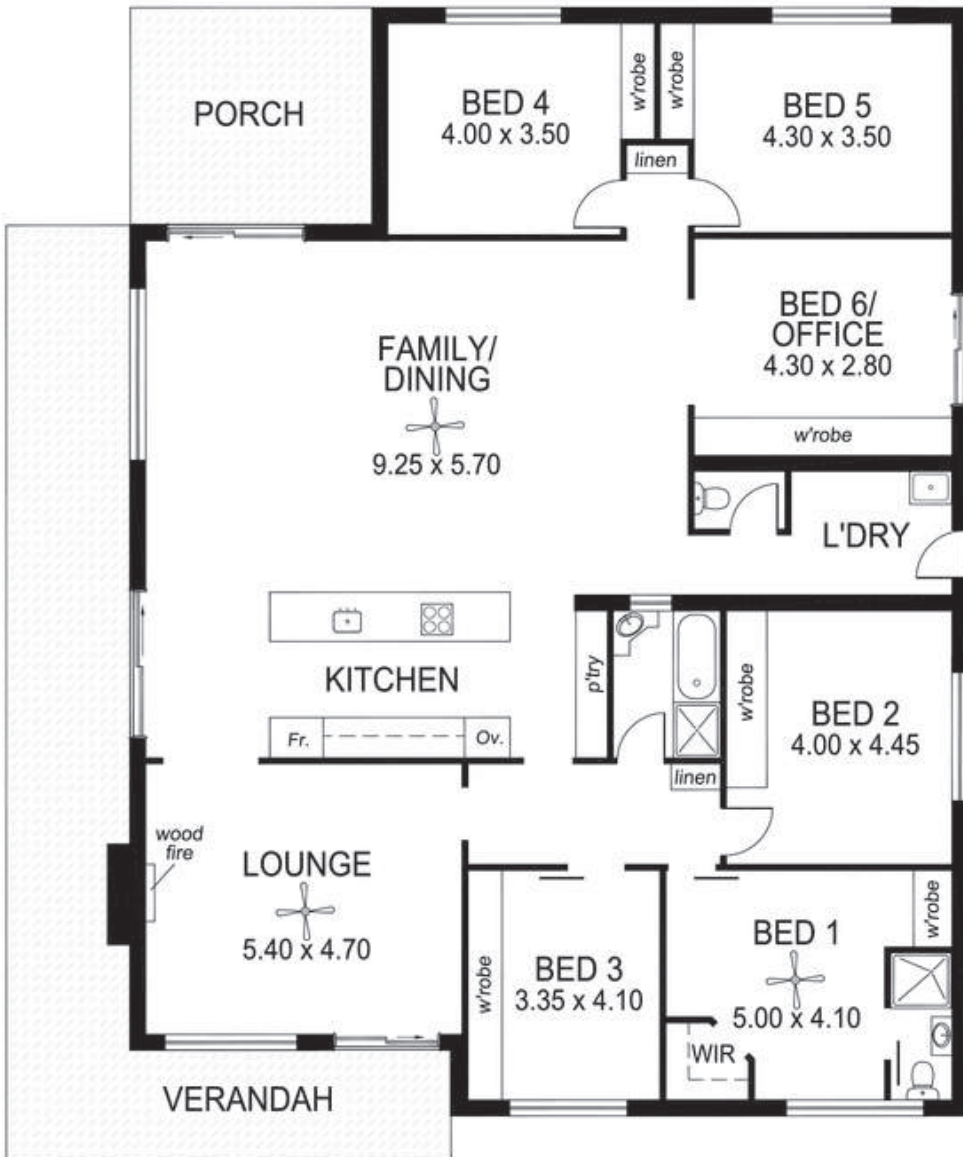
SIMULTANEOUS INTERFACED eAUCTION

Normal auction conditions including pre-registration will apply to the physical auction.

Pre-Registration and additional requirements apply to online bidders full conditions and procedures available in a separate document and online.

Section 7 Statements available at the office of the auctioneers 3 days prior to the sales and at place of sale 30 minutes prior to commencing.





This drawing is for illustration purposes only.
All measurements are approximate only and information intended to be relied upon should be independently verified.

