

2013

“Thalia Park”

“GIPPSLAND FARMED RABBITS”

**SUCCESSFUL MIXED INCOME
PROPERTY**

125 ACRES / 50.58 HECTARES

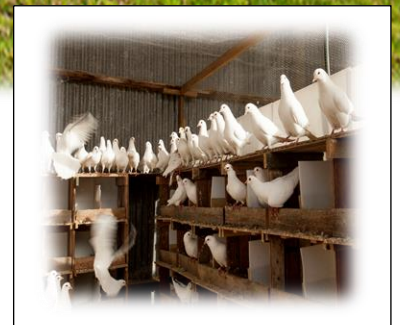
YARRAGON

WEST GIPPSLAND

Victoria

AUSTRALIA

3823



**Commercial
Property
Profiles**

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Shady Creek makes up one of the properties boundaries.

OFFERED FOR SALE

BY THE VENDOR

“THALIA PARK”

GIPPSLAND FARMED RABBITS

ARALUEN ROAD
YARRAGON
VICTORIA, AUSTRALIA

125 Acres (50.58 ha)

Primary Melbourne Gourmet rabbit meat grower and supplier

80 acres of pastures for grazing and cropping

Ample water with permanent creek security

Successful diverse income producing property

Close to regional centres

Ideal family business

Mild Mediterranean climate



Image of growing out rabbits at Thalia Park.



INTERNATIONAL PURCHASERS & WEBSITE CONTACTS

Professional assistance is available for international purchasers.

For more information contact us (CPPRO).

Contact CPPRO info9@cppro.com.au

Company Profile www.cppro.com.au

International property listings www.viviun.com

Extensive migration information www.escapeartist.com

Extensive local information www.whereis.com

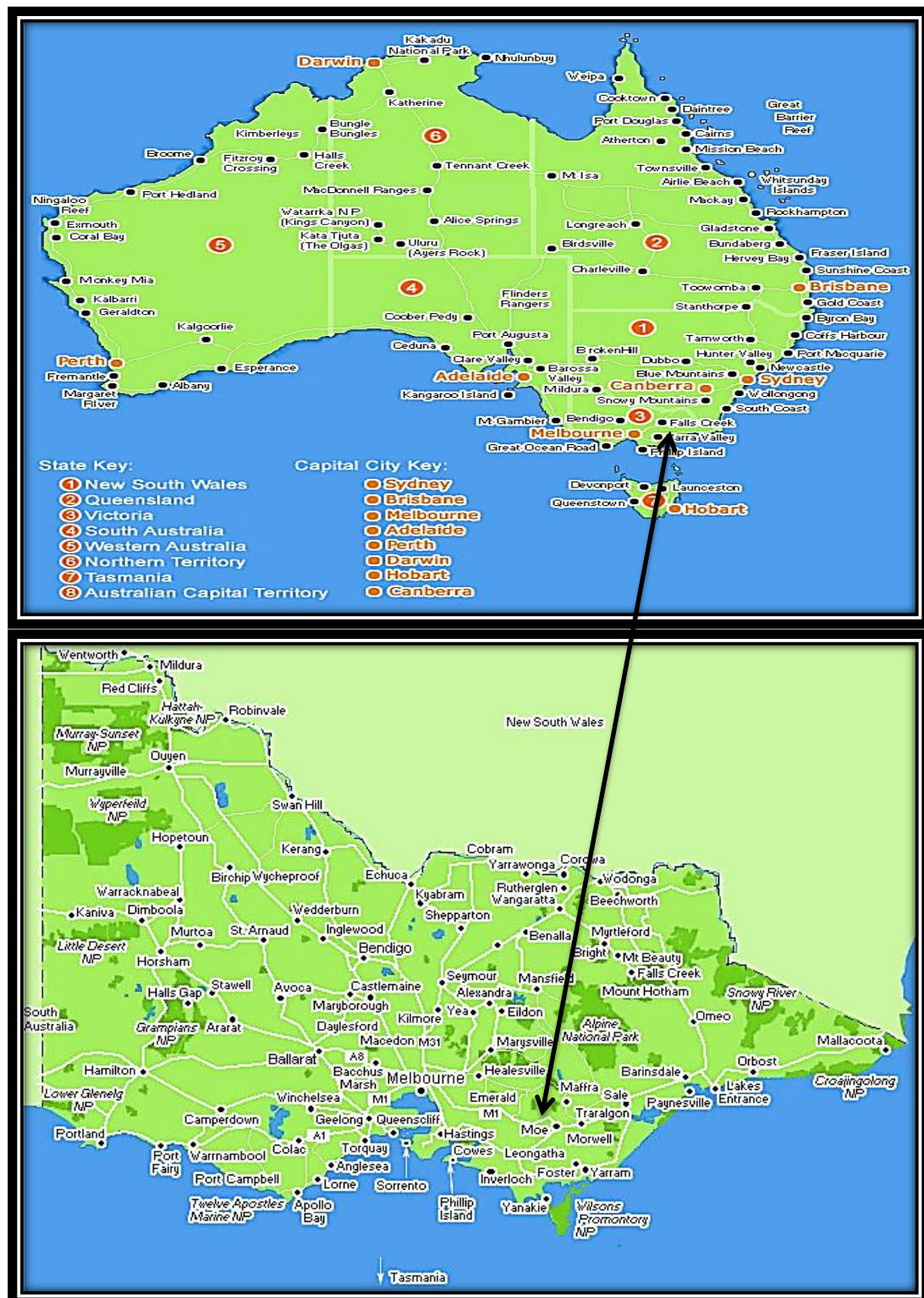
Information on Yarragon and Surrounding area www.visitvictoria.com.au



Image: looking across the paddocks to Mount Baw Baw.



LOCATION AND OVERVIEW



LOCATION AND OVERVIEW

The property is located near Yarragon Village, 117 km east of Melbourne Victoria. Yarragon is approximately 10 kms distant where all essential services are available.

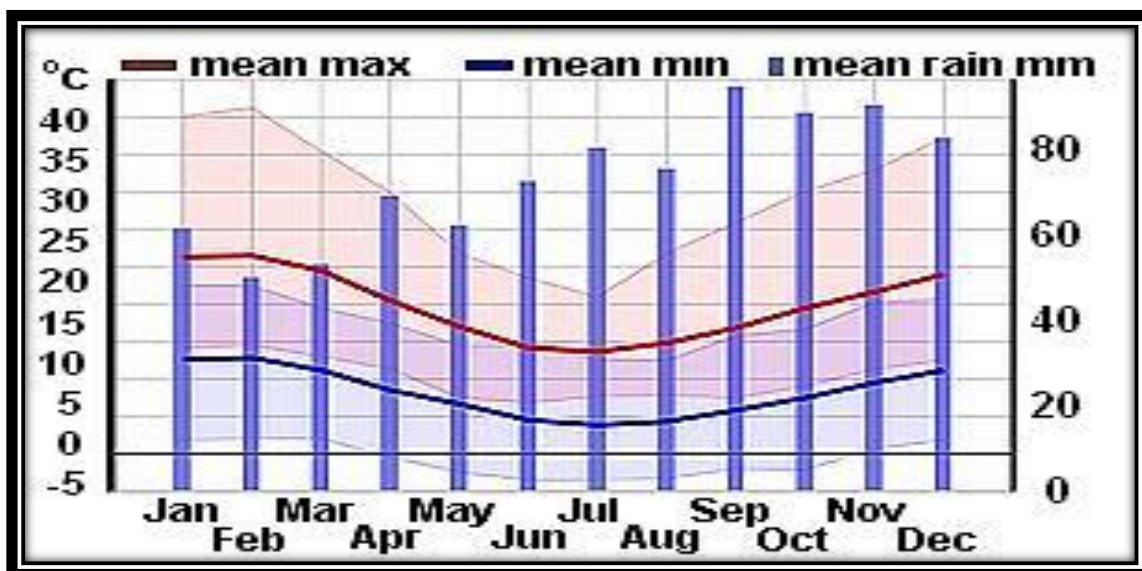
They include a pre and primary schools, churches of the major denominations chemist and supermarket, many antique and tourist shops & art galleries a hotel, motel restaurants, child and health care services.

There are numerous sporting venues and clubs in the area, Including an Australian Rules football and netball club, cricket and tennis club and basketball and bowling club. Mobile phone and internet access are excellent through-out the region.

Professional dairy equipment suppliers and trade services support the community. The local economy is strong and the area safe and friendly. There is a professional police / fire & emergency services presence throughout the area.

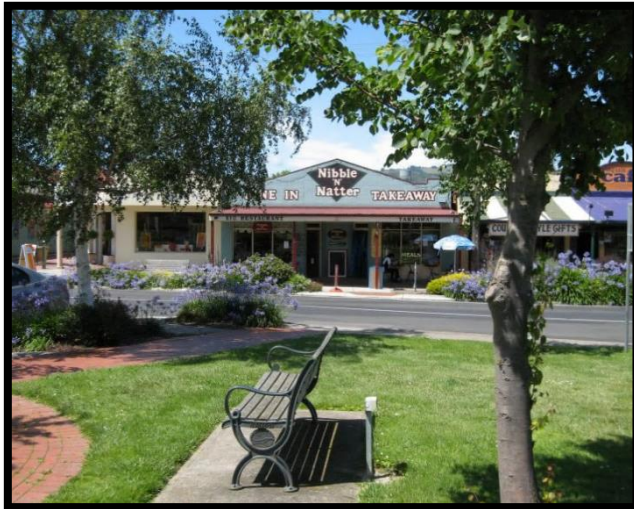
Excellent roads (The Princess freeway) train and bus links connected the area to the states capitol Melbourne where domestic and international flights are available.

The region enjoys warm summer temperatures and cold winters. The region's annual rainfall is approximately 1000 millimetres (39 inches approximately). Rain can occur all year round, but mainly falls during the winter. Refer to climate date charts below (source: Weather Zone).



For more information www.visitgippsland.com

LOCATION AND OVERVIEW



The main street of Yarragon.(Images Wikipedia)

This tourist town in the West Gippsland region of Victoria has a population of 1200. The broader areas around the town, from Warragul to Moe (20 kms away) are renowned for high quality dairy products and excellent milk production dairies.

The town lies on the Princess Highway and the main Gippsland railway and has its own train station on the Bairnsdale line. The Hills of the Strzelecki Ranges rise 400 meters immediately to the south of the town, while the Moe River lies to the north and the east.

Yarragon has a slightly cooler wetter climate than Melbourne. Summer temperatures range from 10 to 37 C (50 to 99 F) winter low temperatures range from about 1 to 2C to 9C (34 to 48F). Annual rainfall occasionally falling as snow in the high country averages about 1000 mm or (39in). The township sits approximately 88 meters above sea level.

The city of Warragul (population of 14075) is one of the closest major service centres located 20 km or 15 minutes away by road. Warragul is a growing Victorian satellite town about 100 kilometres east of Melbourne. Warragul has a rich and prosperous heritage dating back to the days when timber milling and farming dominated the area in the 1850s. Since then Warragul has continued to prosper and is the regions service hub for education and specialised services provided by a vibrant growing town.

The region is serviced by **excellent roads** (the Princess Freeway); bus links and train services connect the area via Moe to Melbourne. Domestic and **international flights** are available from **Melbourne which is 2 hour's drive west**.

Warragul and Moe provide public and private schools. There are churches of the major denominations, supermarkets, speciality shops, hotels, motels, cafés & restaurants, medical centres, child and aged care services, art galleries and tour operators.

There are numerous sporting venues including a Golf Club, bowls, football and social clubs

LOCATION AND OVERVIEW

Baw Baw and The Great Dividing Range offer attractions all year around. During winter they are visited for skiing. In the summer hiking and mountain biking are popular. The bushland around Yarragon is used for traditional farming, grazing and cropping. The area is popular for horse riding, trail biking and four wheel driving.

Mobile phone and internet access is excellent; local professional and trade services support the community and the farming and tourism industry. The local economy is strong and the area is safe with a sound friendly community spirit.



Moore Street Moe and the Moe Bowls Club (above); Warragul (below) (Wikipedia)
Images: Tourism Victoria & Wikipedia



PROPERTY DESCRIPTION

Thalia Park is located on **50.58 hectares (125 acres)** which includes 40 acres of virgin Australian bush and 80 acres of pasture subdivided into 12 paddocks.

The property has **2 km of permanent creek frontage (Shady Creek)**. Ample water supply with two pressure pumps from permanent springs and large tank water holding capacity (20,000 gal and 10,000 gal)

The property has town power but is also **self-sufficient with generator back up**, two large rain water tanks and bottled gas.

The main homestead is a large western red cedar homestead with exposed beams through-out totaling **32 sq with approximately 5 sq of verandas with swimming pool and entertainment area**, all set in well-established gardens.

The home is approximately 40 years old. There are two open fire places three living areas a kitchen and eating area with formal dining. This is a comfortable four bed room two bath room home with an additional study room. There is additional accommodation available with a separate open plan bungalow (4.5 sq) attached to the 20 sq workshop.

Thalia Park are suppliers of gourmet New Zealand white rabbits to the Melbourne restaurant trade.

Additionally the property is well suited to cattle and sheep etc as well as cropping. Oats and Lucerne have been successfully grown here.

All plant and equipment required to breed, harvest and process rabbits and to manage this property **is included** in the sale.

FULL PLANT AND EQUIPMENT LIST AND FINANCIAL INFORMATION
AVAILABLE ON REQUEST.

This is a versatile family life style opportunity.



PROPERTY DESCRIPTION

The current owners have been breeding gourmet rabbits since 2006 and have continued to grow with market demand. **Demand exceeds their ability to meet supply.**

Included in the sale is a 20m x 9m fully equipped abattoirs with 11 different freezer panel lined rooms for killing, processing and chilling stock. Stainless steel has been used in all production areas. There are showers a staff room and office facilities, all government and council approved.

The local council are positive and proactive with all planning and permit applications.

There is an extensive well equipped 30m x 12m breeding shed and a 14m x 6m growing shed. Livestock included in the sale are **300 breeding does, 30 breeding bucks**, countless young stock of all ages and **180 breeding pairs of squab pigeons** which have become a complementary gourmet breeding range for the property.

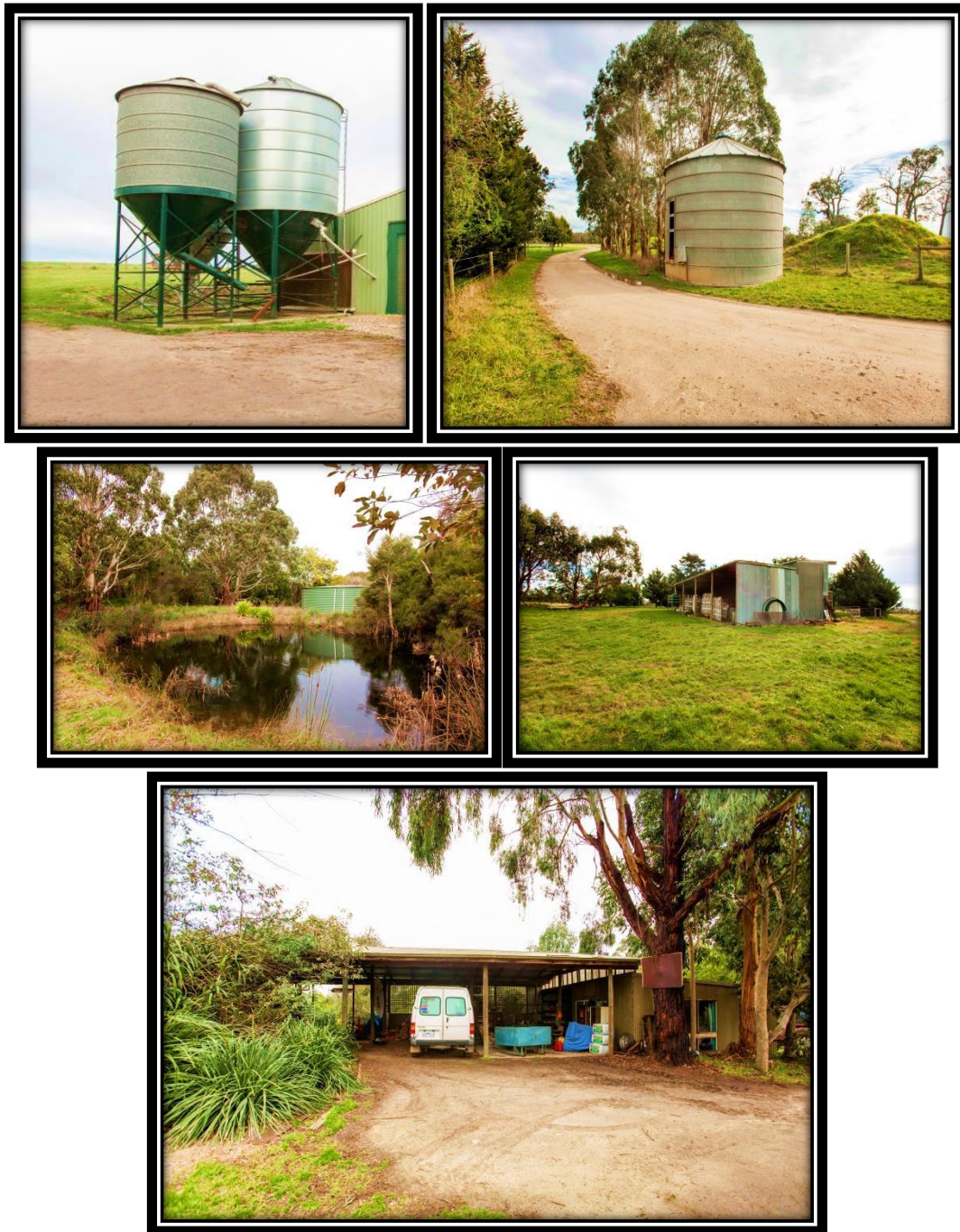


Images of the Abattoir (top)

Breeding shed (bottom left) grow-out shed (bottom right)

PLANT FACILITIES

The property has ample shedding and feed storage areas, including a 23m x 6m hay shed a 19m x 6m machinery shed, 60 ton grain silo a 20 ton silo a 16 ton silo and 8 ton silo.



Images of breeding shed feed silos (top)
Spring water tank and hay shed (middle)
Refrigerated Van, car port and attached bungalow (bottom)

EQUIPMENT DESCRIPTION

All equipment required to operate the business is included in the sale. The inventory includes a Fiat 65-94(4 x4) FEL tractor with bucket and hay forks, a 6ft grader blade 5ft slasher, manure spreader ,Ford Transit refrigerated van (will fit 1000 rabbits) Honda 300cc 4 wheel motor bike a 75 kva back up diesel generator and 500 kg feed bin for Fiat tractor.

There is excellent fencing and stock yards, all appear in good condition, and there are stock water troughs throughout.

Included in the sale are 900 grower cages (new) with feeders and drinkers to establish another growing facility.



Images of the refrigerated Van and grower cages (top)

Grower cages and stock yards (below)

PROPERTY DESCRIPTION

This is a lifestyle property with stringy bark and mountain ash bush land slopes, fern gullies lead down to Shady Creek. The property has a diverse native wild life population including 100's of native birds, fish and Australian mammals. The nearest homestead is kilometers away.

This energy-efficient home is fully insulated; cool in summer and warm in winter. The property has a backup generator system. There are two large rain water tanks and bottled gas is used for the hot water services. The home is very comfortable and in good condition. No major issues are apparent.

Images: External images of the red cedar home shown below.





PROPERTY LOCATION: SATELLITE IMAGES



Satellite images showing location of the property (source: Google)

THALIA PARK INVENTORY

LIST OF MACHINERY

Fiat 65-94 tractor, bucket, Hay forks and feed bin

6ft grader blade, 5ft slasher and manure spreader

Ford refrigerated van

Honda 300cc 4x4 motor bike and 6x4 trailer

75 kva generator

PROCESSING EQUIPMENT (ABATTOIR)

Stainless steel processing line with variable speed drive unit

Three stainless steel benches, 8 stainless steel product trolleys (72 units each)

3 stainless steel bleeding trays

2 x scales and 2 x refrigeration units

High pressure jet wave unit / diesel hot water supply

Onga OJ700 pressure pump

10,000 L poly tank

PROCESSING EQUIPMENT (Breeding)

435 breeding cages

3 x 40,000 CFM extraction fans with evaporative cooling

8 Ton, 16 ton and 20 ton silos

Blade, power drill and winch manure removal system

60 transport cages, 15 weaning crates

12m x 6m concrete manure pad

PROCESSING EQUIPMENT (GROWING)

180 automatic feed and water grow out cages

Fully insulated and thermostatically controlled tunnel ventilated shed

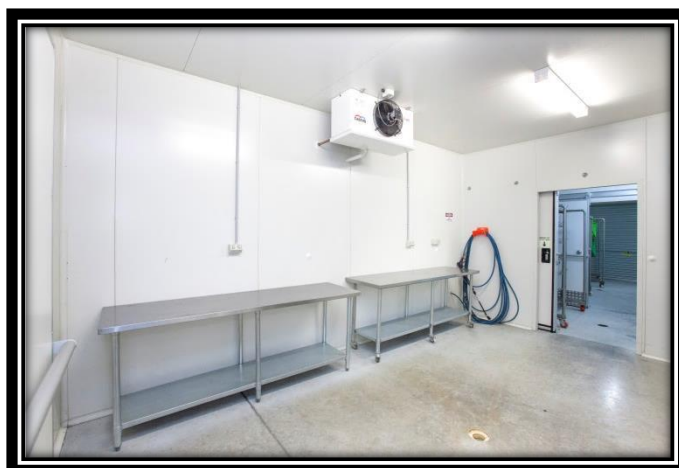
1 ton polly feed silo with 2 auger drive units

2 Onga OJ800 pressure pumps and 2 kw solar system

Manure scraping system and concrete pad

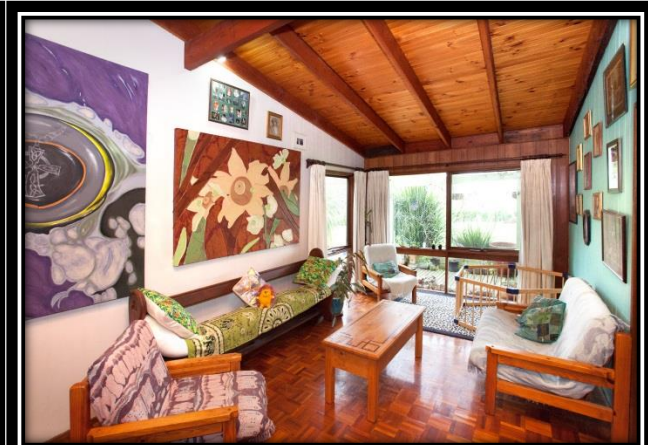
PLANT IMAGES

Images: processing shed, showing the packing room and processing areas.





HOME IMAGES



HOME IMAGES



Images : Master bedroom (top) attached bathroom (centre) second bathroom (bottom)

PROPERTY IMAGES

Gardens, pastures and driveway shown below.



PURCHASE DETAILS

OFFERED FOR SALE

“THALIA PARK”

GIPPSLAND FARMED RABBITS

ARALUEN ROAD
YARRAGON, Victoria
Australia

50.58 hectares (125 acres)

Excellent family lifestyle opportunity

Mixed breeding, growing, cropping and grazing

High quality high demand produce

Full familiarization and training

Offers are invited to purchase at:

\$2.010,000 AU

Based on comparative values in the area.



Property complies with all government operational codes and local zoning requirements.

DISCLAIMER

The information contained in this profile has been compiled on behalf of, and under direction of the Vendor. The opinions and information contained herein are those of the Vendor.

The author and Commercial Property Profiles is acting on behalf of the Vendor and does not accept liability for any inaccuracies in information provided; nor any subsequent loss or damage incurred by any person relying solely on this information.

This information is provided in an effort to offer potential buyers with an overview of the property in question. Potential buyers should not rely solely on this Profile and should at all times conduct their own investigation.



Image: of the natural bush land on the property.