

Property Report

1377 PLUNKETTS ROAD
BARNAWARTHA 3688



Overview

Property Details

Property address	1377 PLUNKETTS ROAD BARNAWARTHA 3688
Planning Zone	FZ - FARMING ZONE
District (SA2)	Chiltern - Indigo Valley
Shire/Local Authority	Indigo (S)
Agroecological Region	Central and South West Slopes and Plains
Land Area	90.32 ha
Primary Land Use	Grazing
Primary Soil Types	Shallow sandy soil
DAS Estimated Arable Area	87.5 ha
Average Annual Rainfall	661 mm/year
Growing Season	Winter
Potential Carrying Capacity	12.50 DSE/ha
Structures	8

Location

Nearest Population Centres

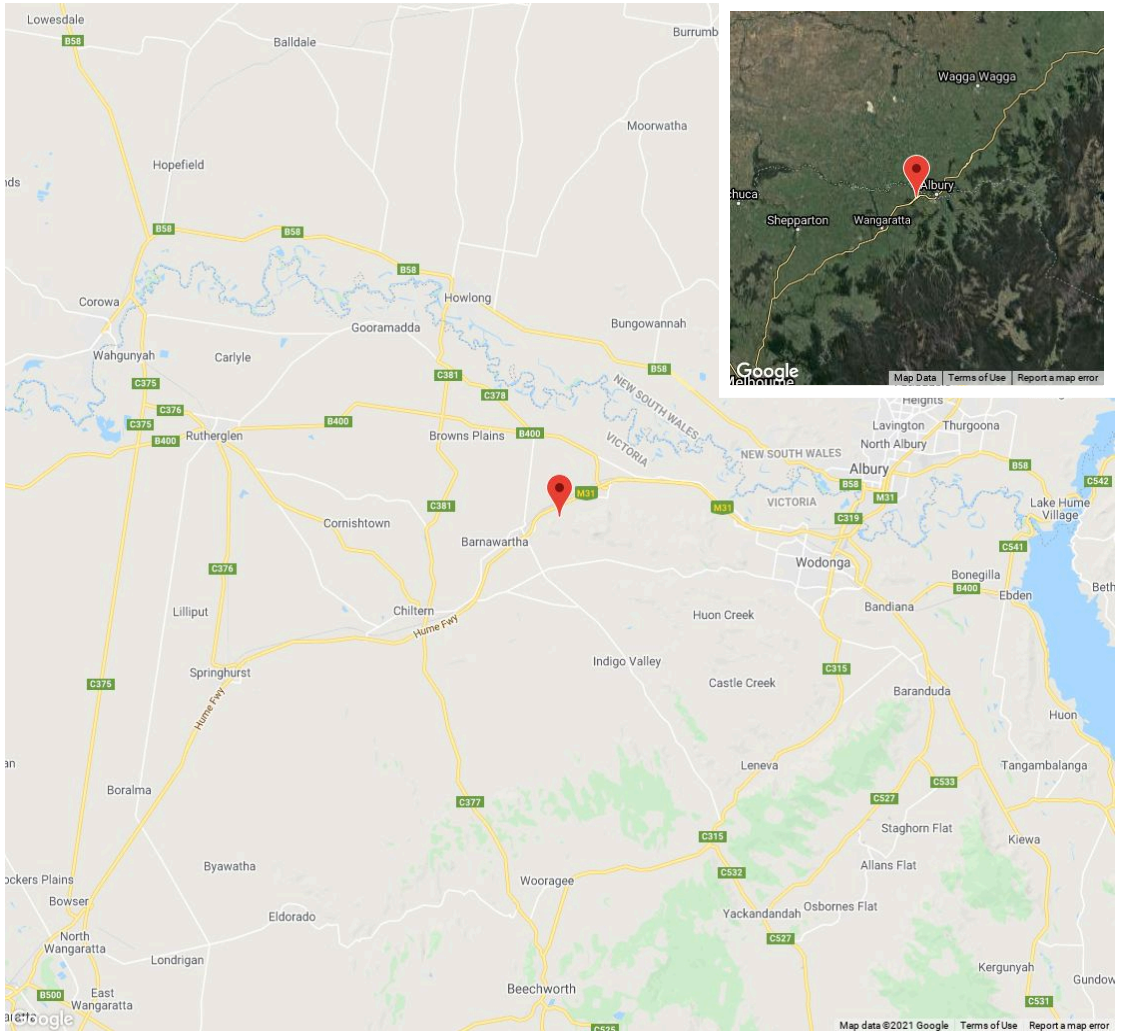
Chiltern (10.9km)

Howlong (14.3km)

Albury - Wodonga (Wodonga Part) (15.5km)

Nearest Major Urban Centre

Canberra - Queanbeyan (Canberra Part) (236.4km)

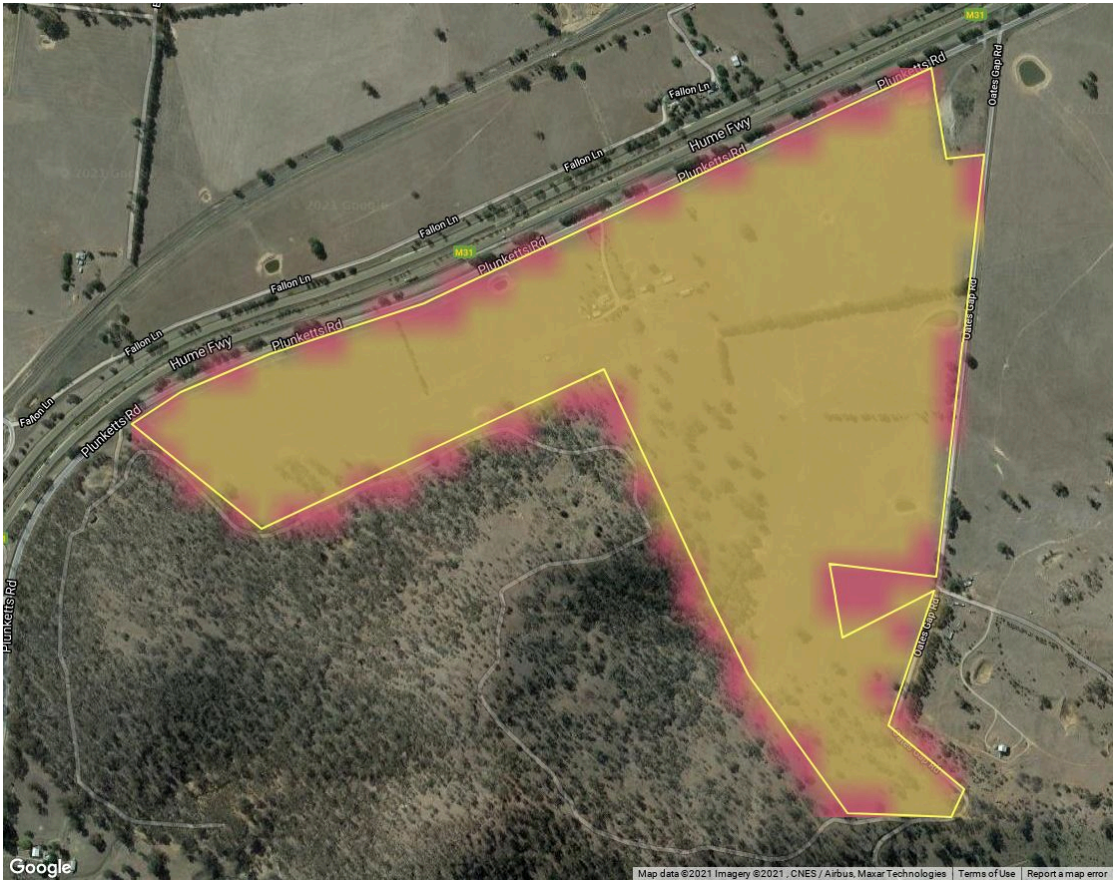
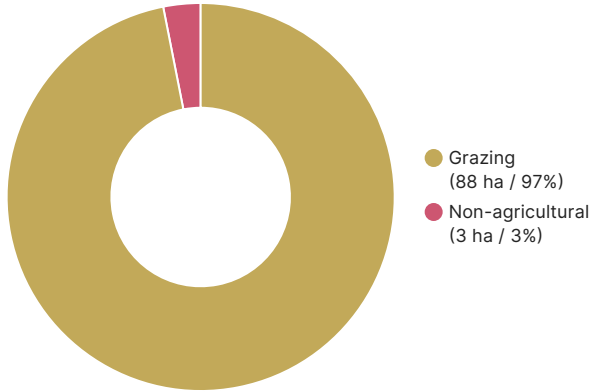


Land Use

Agricultural Land Uses

Land use information is derived from the latest version of the Australian Collaborative Land Use and Management Program (ACLUMP) catchment scale land use data. This data was collected between 2003 and 2017, with the exact time of data collection varying by locality, and method of data capture split between satellite remote sensing and on-the-ground survey.

Data collected 2003-2017

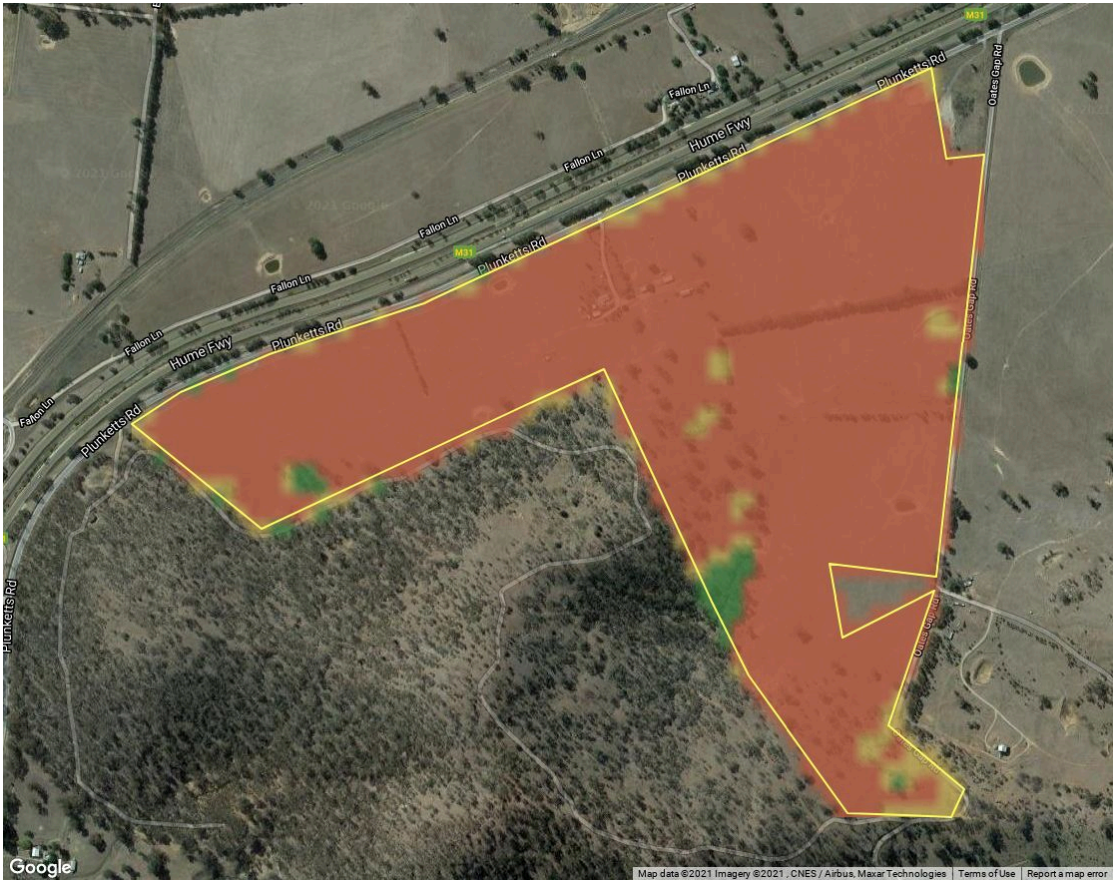
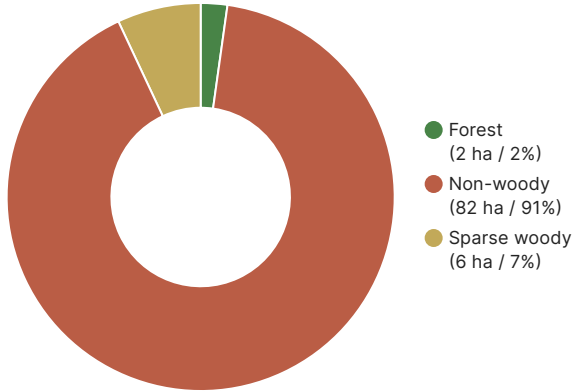


Land Use

Remnant Vegetation

Remnant vegetation data is based on satellite imagery from 2016. Land is classified into three categories: forest, sparse-woody and non-woody. Forest has minimum 20% canopy cover and a minimum area of 0.2 hectares. Sparse-woody has canopy cover between 5-19%. Data processed by the Department of Environment and Energy, Australia.

Data collected in 2016



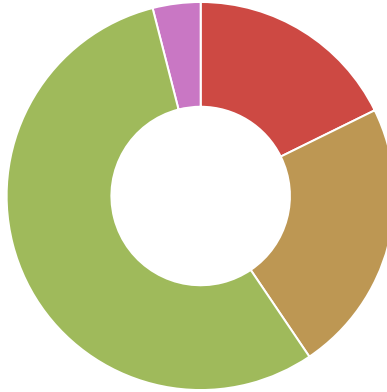
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Land Use

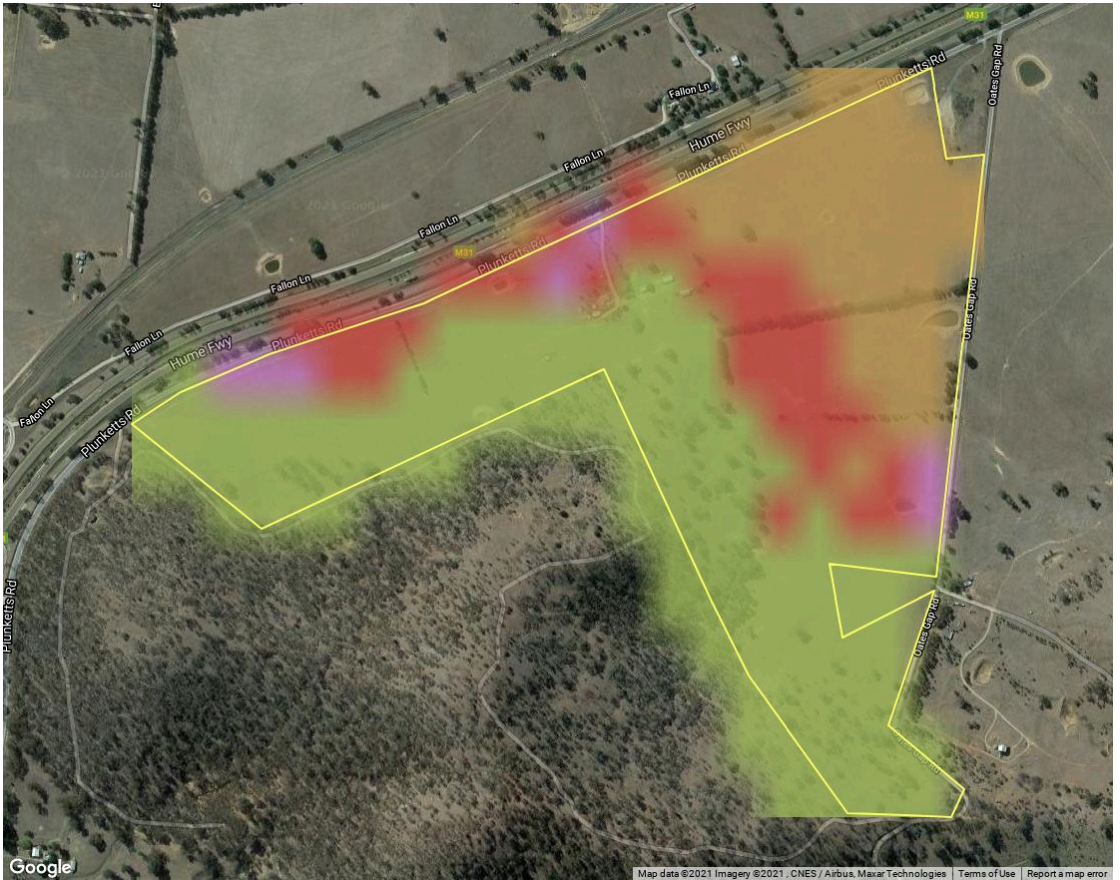
Soil Types

This soil map was developed by the CSIRO using over 240,000 soil samples compiled by the Terrestrial Ecosystem Research Network (TERN). CSIRO climate and topographic data was applied to these soil samples, and machine learning processes were used to classify land into one of 18 generic soil types at a resolution of 90m.

Data collected in 2016



- Shallow sand/loam over friable clay subsoil (16 ha / 18%)
- Shallow sand/loam over intractable clay (21 ha / 23%)
- Shallow sandy soil (50 ha / 55%)
- Shallow stony soil (4 ha / 4%)



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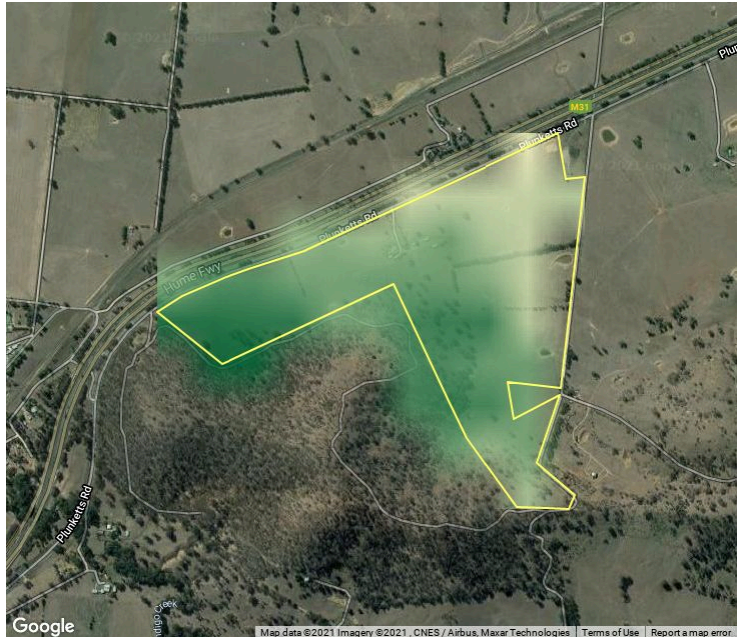
Land Use

Average Slope

4.1%

Slope relates to the inclination of the land surface from the horizontal. Slope angle represents this change in height over distance and is expressed in degrees. Average slope refers to the mean value in degrees across the property. Properties with a high average slope are generally less suited to cropping.

Slope in degrees



Average Elevation

253m

Elevation refers to the height above sea level of a point. The average elevation is derived by taking the mean of these values across the full area of this property.

Height above sea level, in m



Production

Potential Carrying Capacity

Potential carrying capacity measures a farm's ability to sustain animals under optimal management conditions, which could include pasture composition, rotation rate, and fertiliser application. Using potential carrying capacity allows farms to be easily compared by standardising land management practices. Potential carrying capacity is distinct from actual carrying capacity, which measures a farm's actual ability to sustain animals over time.

To calculate potential carrying capacity, actual climate and soil data, feed availability and typical pasture compositions (on a per area basis) are applied to an economic model of grazing enterprises. This data is processed and generated by the CSIRO.

Non-forested area on property

88 ha

Dry Wethers (DSE)

One DSE (Dry Sheep Equivalent) is the amount of feed required to maintain the weight of a 45 kg, two-year-old Merino sheep. It follows that carrying capacity is fundamentally a measure of energy produced over time, where one DSE is equivalent to roughly 7.6 megajoules (MJ) per day.



12.5

DSE / ha

1,104

DSE Total

Steer (AE)

AE (Adult Equivalent) is the corresponding standardised measure for beef cattle. This measure is for a 450kg Bos Taurus steer maintained at that weight.



1.6

AE / ha

138

AE Total

Structures

No. of Structures

Total Area

8

1112.96 m²

Note: Buildings smaller than 40sqm have been excluded.

1. Other

92.12 m²



2. Shed

53.5 m²



3. Other

113.21 m²



4. Shed

126.37 m²



5. Shed

99.22 m²



6. Other

230.82 m²



Structures

7. Shed 179.33 m2



8. Other 218.39 m2



Climate



Average Annual Rainfall

661

mm /year



Growing Season

Winter

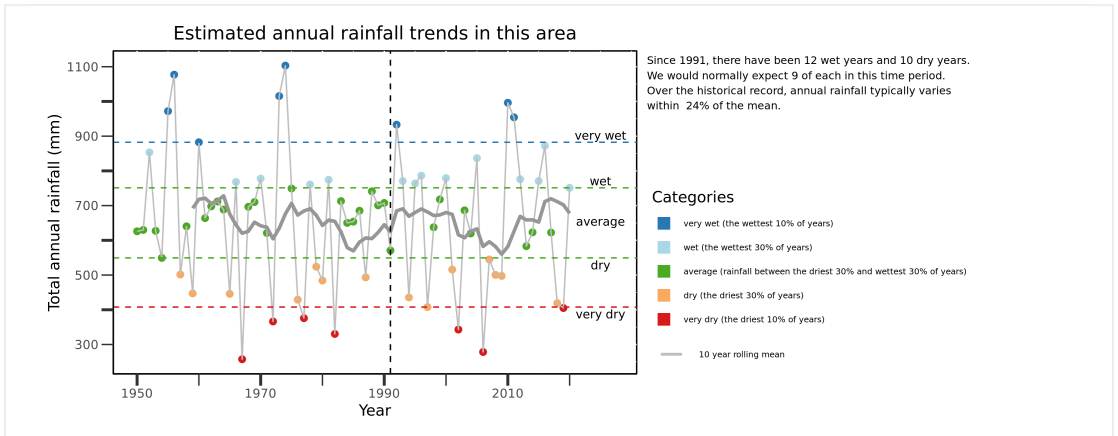


Nearest Weather Station

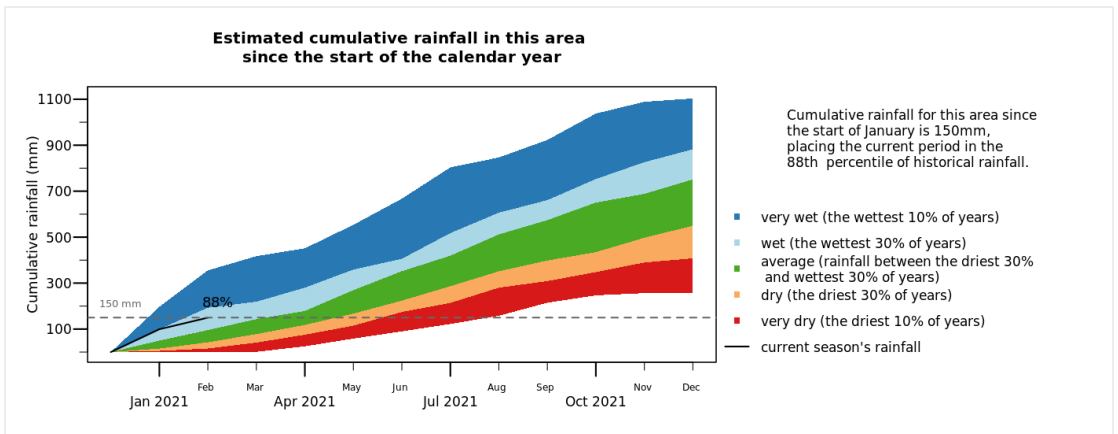
2 km

BARNAWARTHA

Annual Rainfall Deciles



Monthly Rainfall to Date



Risk

Drought Stress



No deficit

Rainfall deficit is used to describe situations where rainfall has been lower over a given period (12-24 months) when compared with similar periods over the whole historical record (since 1900). If a property is currently experiencing a deficit, this will be given with comparison to the historical record, e.g. '1 in 10 year deficit'. This means that this level of rainfall deficit has historically occurred once every 10 years on average in this region. If a property is not currently experiencing a deficit, this value will read 'No deficit'. (Source: CSIRO)

Flood



**No inundation detected
over period**

0

This CSIRO index is based on the number of years in the 2001-2015 period a location has been inundated. A zero score does not mean zero risk of floods, just that a flood has likely not occurred in that location within the last 15 years. (Source: CSIRO)

Bushfire



Low to medium risk

0.5

Relative measure of the the intensity of a potential bushfire on this property on a catastrophic fire weather day. No properties have a zero value as there is never no risk. The index values are from highest (1) to lowest (0).

Frost



23.9 Frost Days

per year

The average (mean) frost days per year where the minimum temperature is < 0 degrees Celsius. The mean frost days per year is calculated over the period 1950-2016. (Source: Australian Bureau of Meterology)

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