



MagicDirt

We collate property information for large-scale project planning and acquisition in rural areas.

MagicDirt - Acquire

You need to know about rural properties for sale in NSW. Building something new and accessing land is an important part of what you do. You are searching for that patch of dirt that will add a little bit of magic.

But rural property is hard.

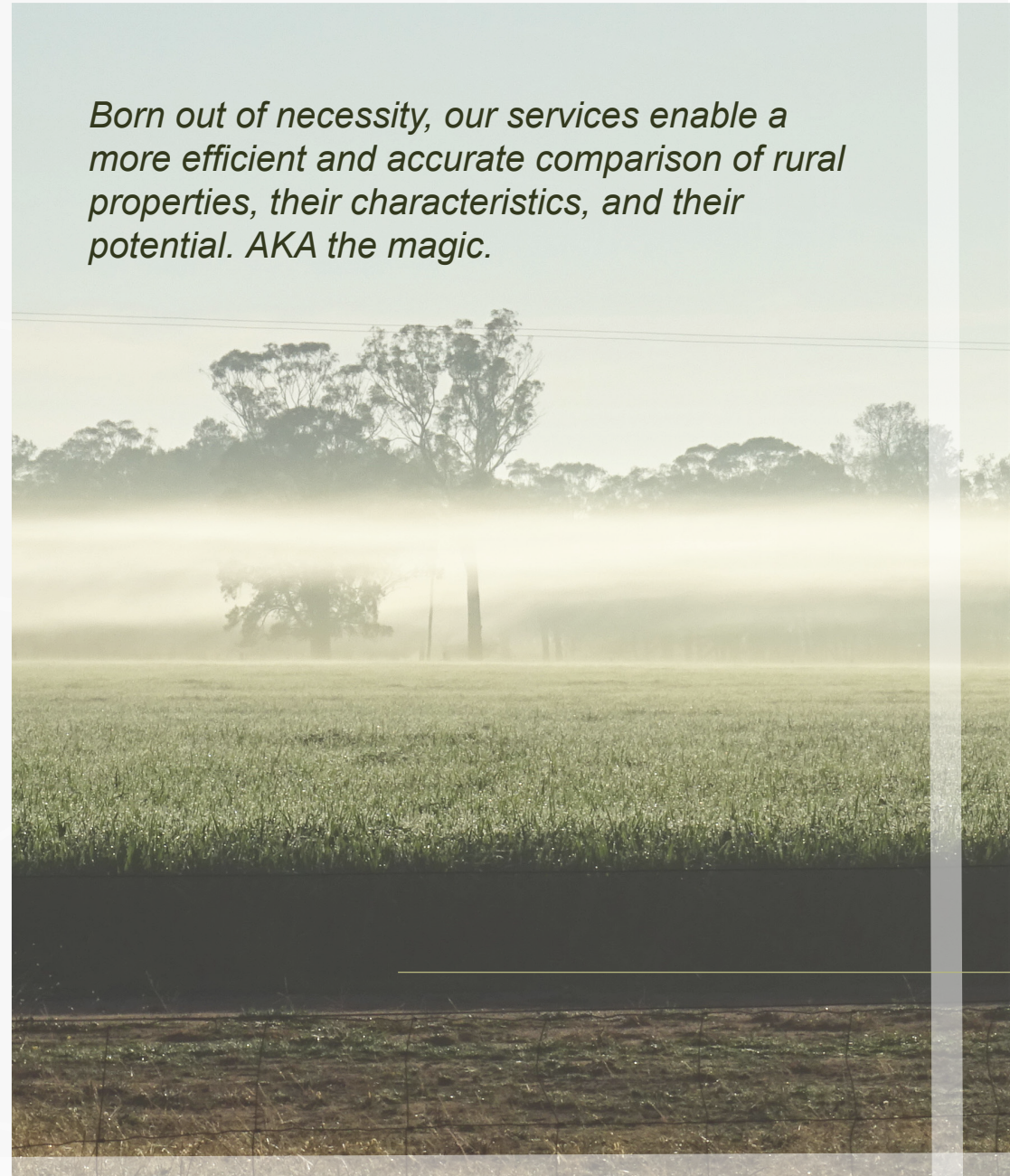
Bad addresses, multiple parcels in the one sale and agents who don't use the web. You might try Google Alerts but what about unnamed properties, split lots, misleading legal names, crown land and paper roads?

What about finding a property on the Newell Highway? There are 287 properties along there with no house number (about 20%), so do you want to sort through all those by hand every Monday morning?

We are completely independent. We consider every relevant comparison and tell you about expired listings.

MagicDirt saves you time so you are not seeing the same old listing come across your desk repeatedly. We use reputable datasets to provide detail on each property and make objective comparisons between your options.

Born out of necessity, our services enable a more efficient and accurate comparison of rural properties, their characteristics, and their potential. AKA the magic.



What we do

Magic Dirt provides detail on properties for sale within your chosen area of interest. Included as part of your setup, our 3hr consultation gives us insight into the nature of your project and land requirements, so we can provide data on the rural areas that hold the most potential.

Objective comparison between your options becomes far easier when you have the right information on your desk.

Efficiency is at the core of what we do. We use your preferred threshold for land size and land classification (areas of timbered, grazing and cultivation land), soil types and targeted locations to ensure all information we provide to you is relevant.



Service options

Our reports and mapping tools are an invaluable project management resource that allow efficient and well-informed decision-making processes.

Your tailored weekly report provides a methodical way to keep your finger on the pulse without the constant run-around. You won't receive the same listing twice unless it's changed.

Other useful information for your project can be added based on consultation. Additional datasets might include zoning/planning information, building footprints, rainfall overlays or (if supplied) infrastructure details.

Level 1 reports are also available in Google Earth kml format.

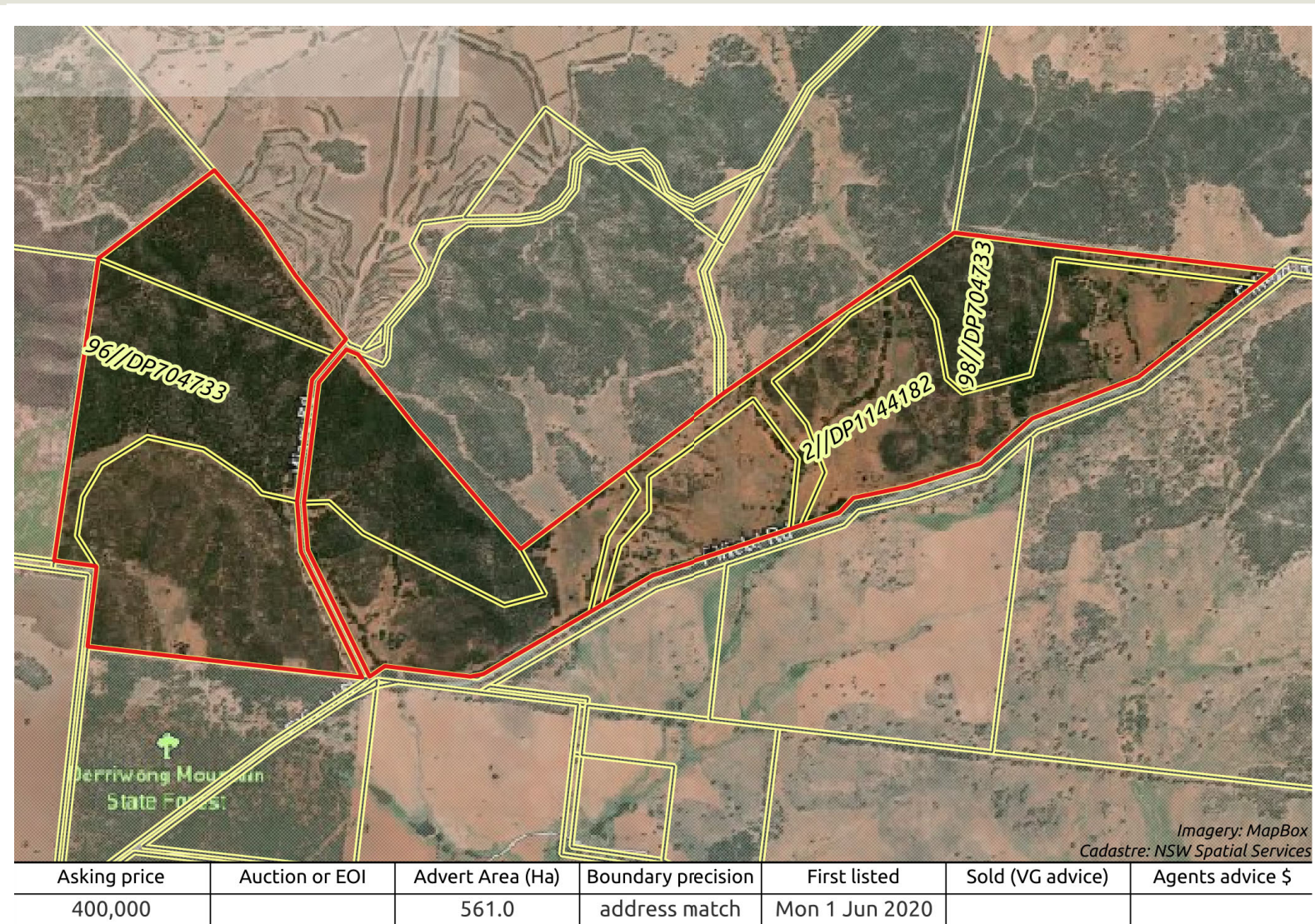
Level 1

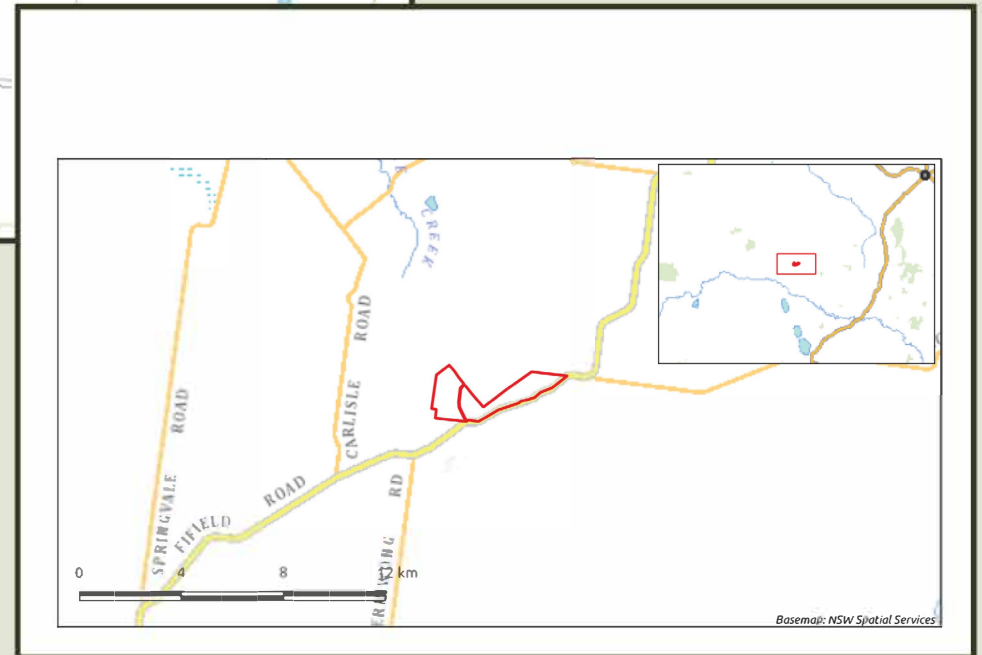
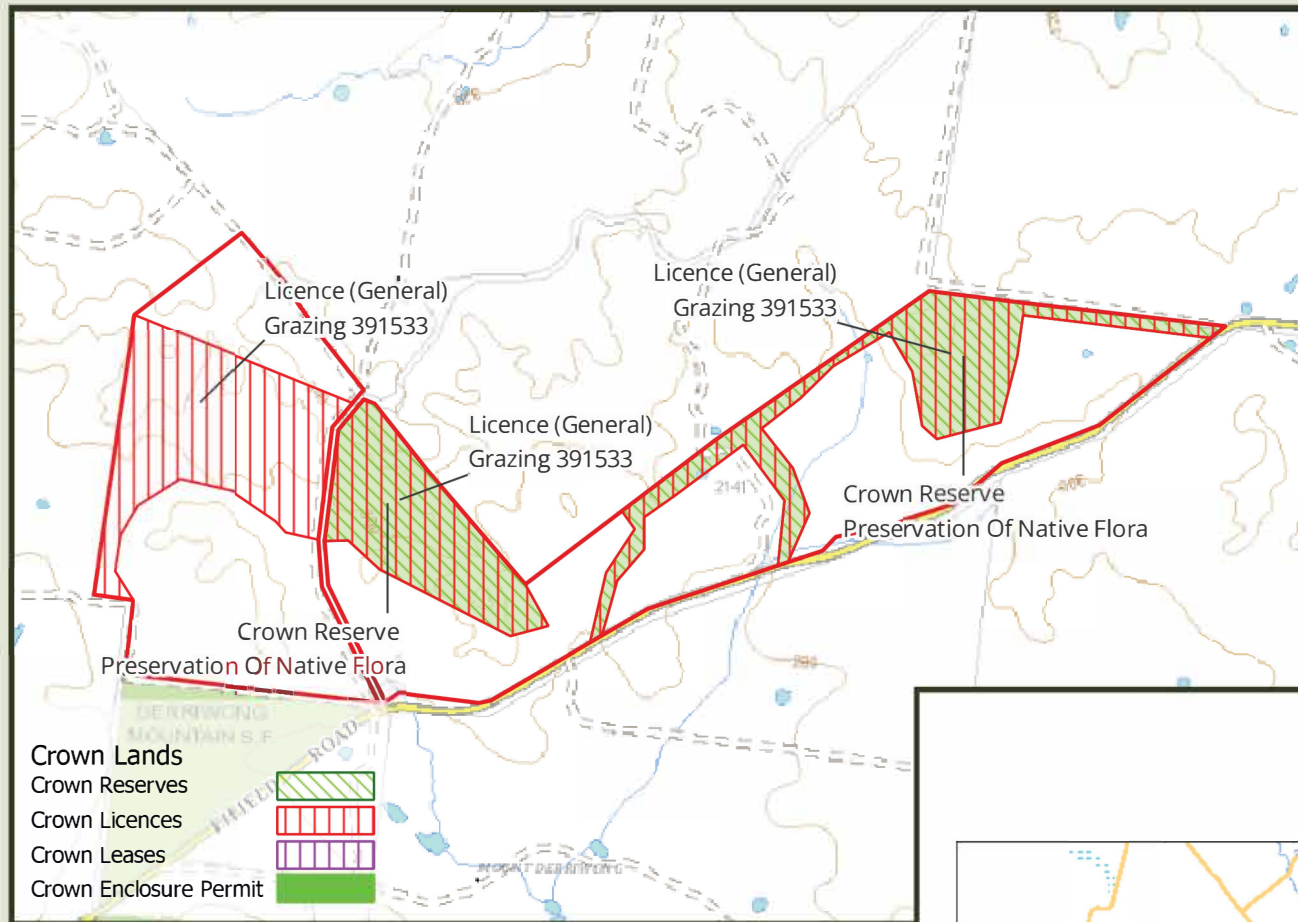
Level 1 gives you a weekly PDF report with supporting summary of all new listings within your chosen area of interest.

Information includes:

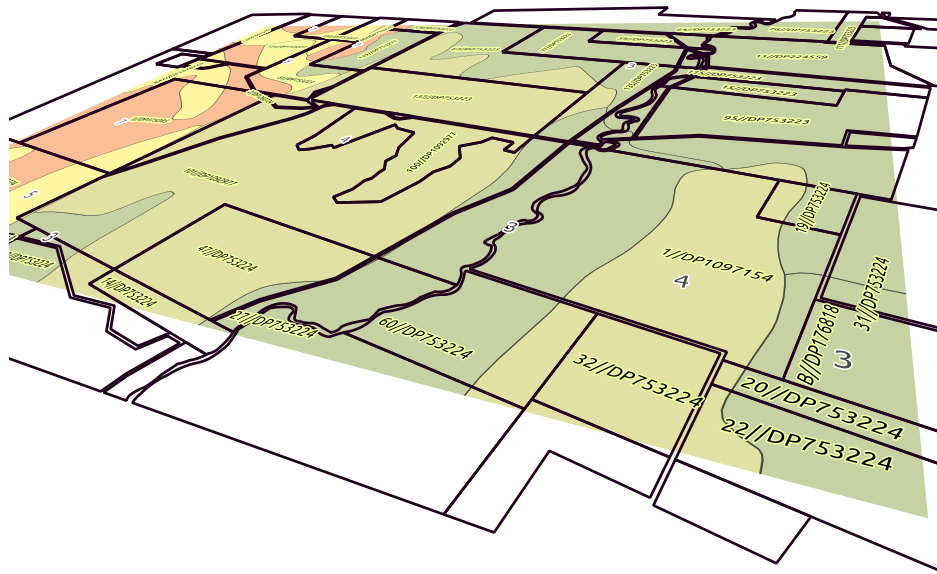
- Map of the advertised property boundary
- Area of timbered, grazing and cultivation land
- Soil types
- Paper roads & Crown land
- Valuer General information (property identification number, rating values)
- Distance to (and type of) the nearest carbon farming project
- Minimum lot size (indication of dwelling entitlement)
- Links to relevant property listings
- Date of listing
- Asking Price
- Auction or EOI
- Advert Area in ha
- Agent notified sales information
- Date and price of previous sale

Example of Level 1 report graphical elements





Service options



Level 2

Level 2 gives you access to our online mapping database. This allows you to see your properties of interest in the context of other spatial information such as recently sold holdings. A dynamic tool for strategic planning across teams, 3 logins are provided with your Level 2 plan, and you are free to browse the map as required.

Additional geographical information such as property study areas or specific environmental features can be uploaded on consultation, so that this too is visible on your customised mapping. We are here to give you access to as much relevant rural property information as possible, in a format that is easy and efficient to navigate.

Consulting Requests

Bill Williamson has provided professional services in the Australian agriculture sector throughout his working life. With the experience of 25 years in rural industries, infrastructure projects and financial services, his knowledge of property spatial information and its integral role in effective decision making is second to none.

Talk to someone who has a rare combination of expertise in property, valuation and agriculture, as well as mapping, data and information management.

Not only is Bill in touch with the fiscal factors that motivate property exchange, but he also brings an agronomist's perspective to property research. Does the property have patches of timber which are an augmentation of the open country or is it too dense to graze? Is there a relationship between prices paid and soil type? Is there a premium for particular biodiversity attributes?

Examples of more detailed information Magic Dirt can provide on consultation include:

- Locating properties with certain acreage and environmental characteristics in a given area. For example, you might be interested in rural properties west of the Newell Highway that are larger than 500 ha and have more than 250 ha of uncultivated land. Magic Dirt can isolate this data for you.
- The provision of information on the frequency of rural property listings and settled sales. Portions of properties can be isolated to represent the different classes of land within a single holding, or particular lots within a holding.
- Historical data on the frequency of property exchanges in an area or market of interest.



Pricing

	Base	Term	Add ons
Level 1	PDF reports once a week of new listings in the area of interest, plus summary page.		
	\$275 /month	Min 3 months includes 3 hrs initial consultation. Billing by the month in advance	Weekly GIS file (kml) by email add \$100 /month
Level 2	Online map of properties for sale in the context of other spatial information.		
	\$775 /month	Min 3 months includes 3 hrs initial consultation & 3 online map users Billing by the month in advance	Additional setup hours \$150 /hr By request, additional spatial information available as mapping
Consulting requests	1 hr project scoping at no charge then \$250 /hr		Long term and on going rates by negotiation
Data provision	We can provide file downloads and WFS data feeds by negotiation.		

All rates and prices exclude GST.

Limitations: The services provided by MagicDirt are not professional valuations and should not be considered as such. The information provided in the services described above is general advice and the user is required to verify the details by other sources and their own investigations.

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W magicdirt.au

E bill@williamson.fm

P 0418 452 367