

Property Report

195 WILLIGOBUNG ROAD,
WILLIGOBUNG NSW 2653



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Overview

Address	195 WILLIGOBUNG ROAD, WILLIGOBUNG NSW 2653
Parcels	190/721022
District (SA2)	Tumbarumba
Shire/Local Authority	Snowy Valleys
Agro ecological Region	Southern Highlands - Tablelands and Gippsland
Land Area	46.6673 ha
Primary Usage	Grazing modified pastures
Primary Soil Type	Dermosols
Primary Crop Type	nodata
Average Annual Rainfall	1,082 mm/year
Rainfall Variability	Moderately Low
Growing Season	Winter
Potential Carrying Capacity	16.00 DSE/ha
Long-term mean NPP	8.27 kgC ha d-1
Planning Zone	RU1 Primary Production



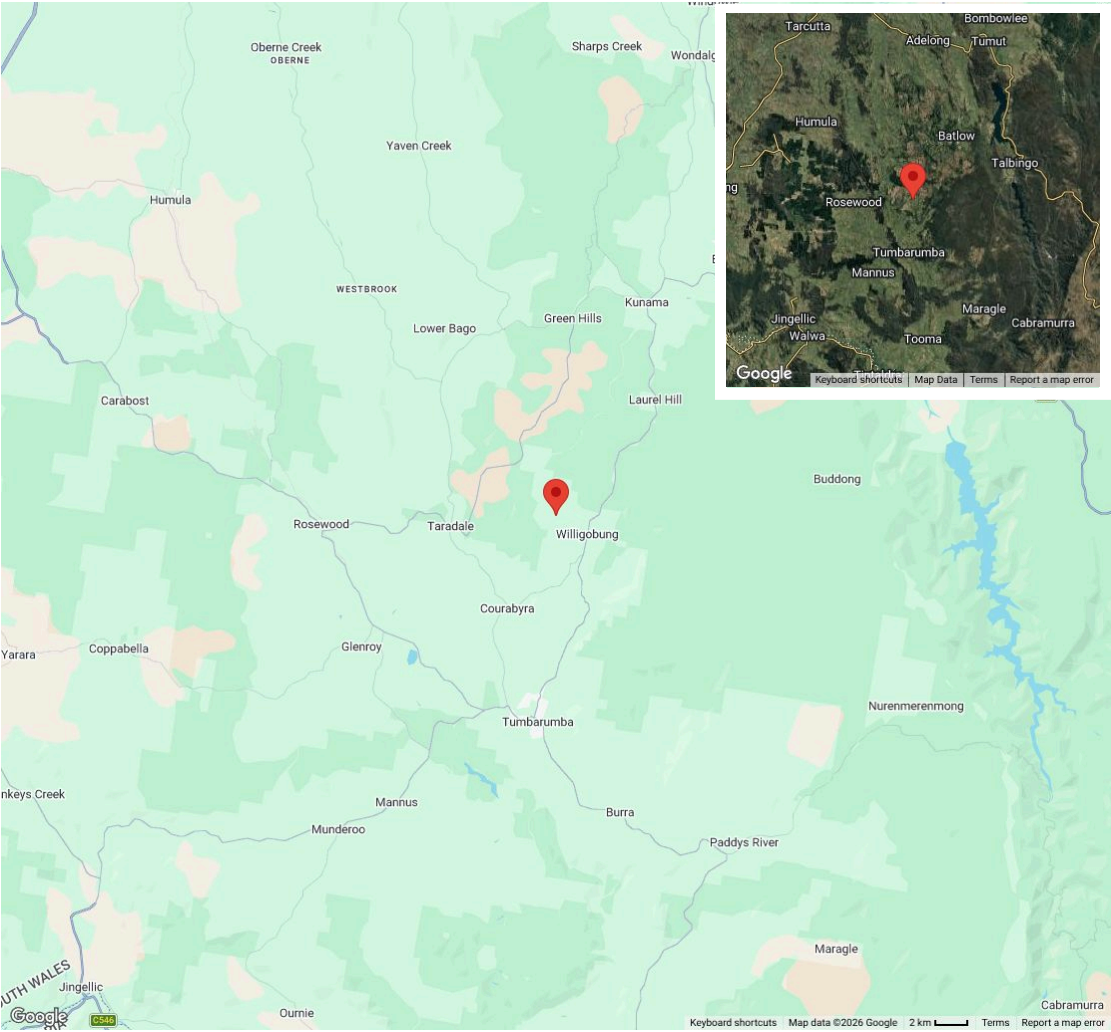
Location

Nearest Population Centres

- Tumbarumba (11.90km)
- Batlow (18.85km)
- Tumut (42.66km)

Nearest Major Urban Centre

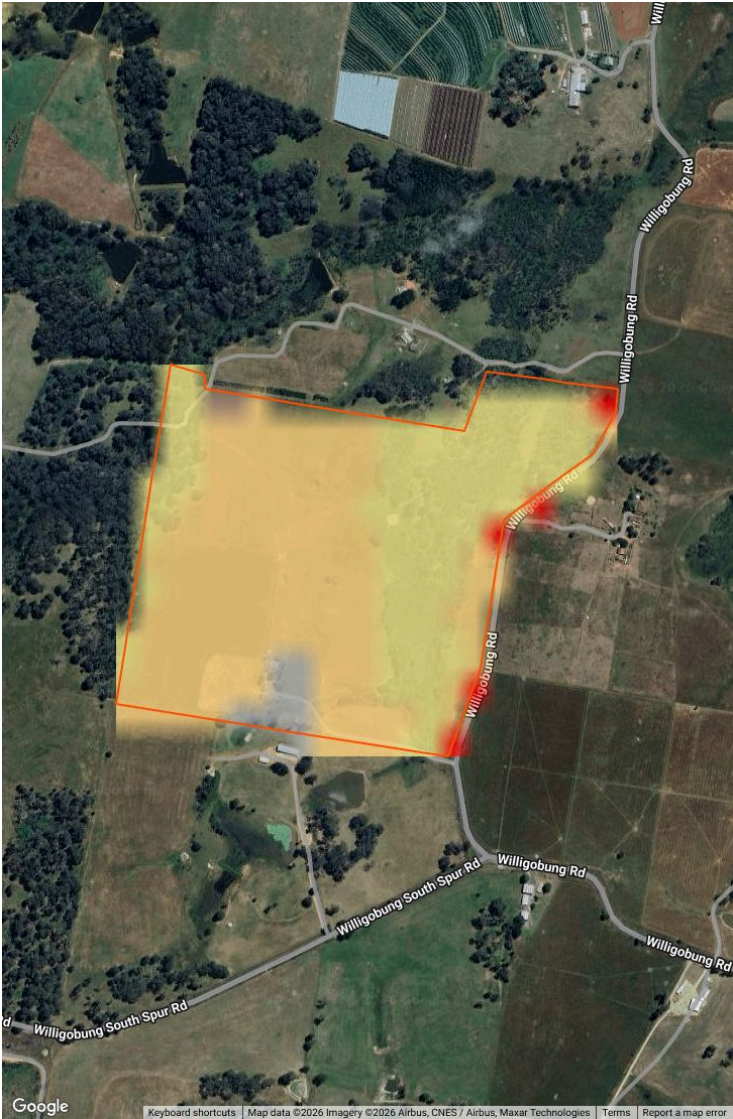
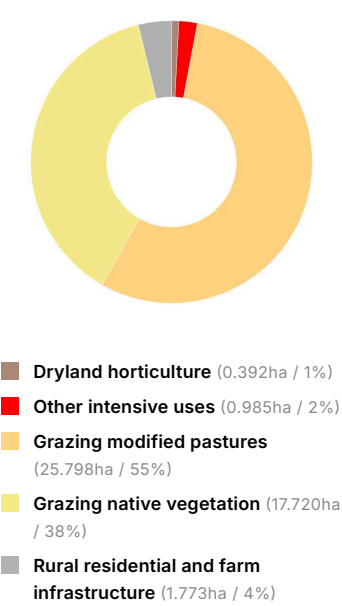
Canberra - Queanbeyan (Canberra Part) (108.04km)



Agricultural Land Uses

An estimate of the various activities that this land is being used for. The source, catchment scale land use data shows a single dominant land use for a given area, based on the management objective of the land manager. Land is classified according to the Australian Land Use and Management Classification version 8. The date of mapping varies from 2008 to 2019, and the scale of mapping varies.

ABARES 2021, Catchment Scale Land Use of Australia - Update December 2020, Australian Bureau of Agricultural and Resource Economics and Sciences, Canberra, February, CC BY 4.0, DOI: 10.25814/ajw-rq15.



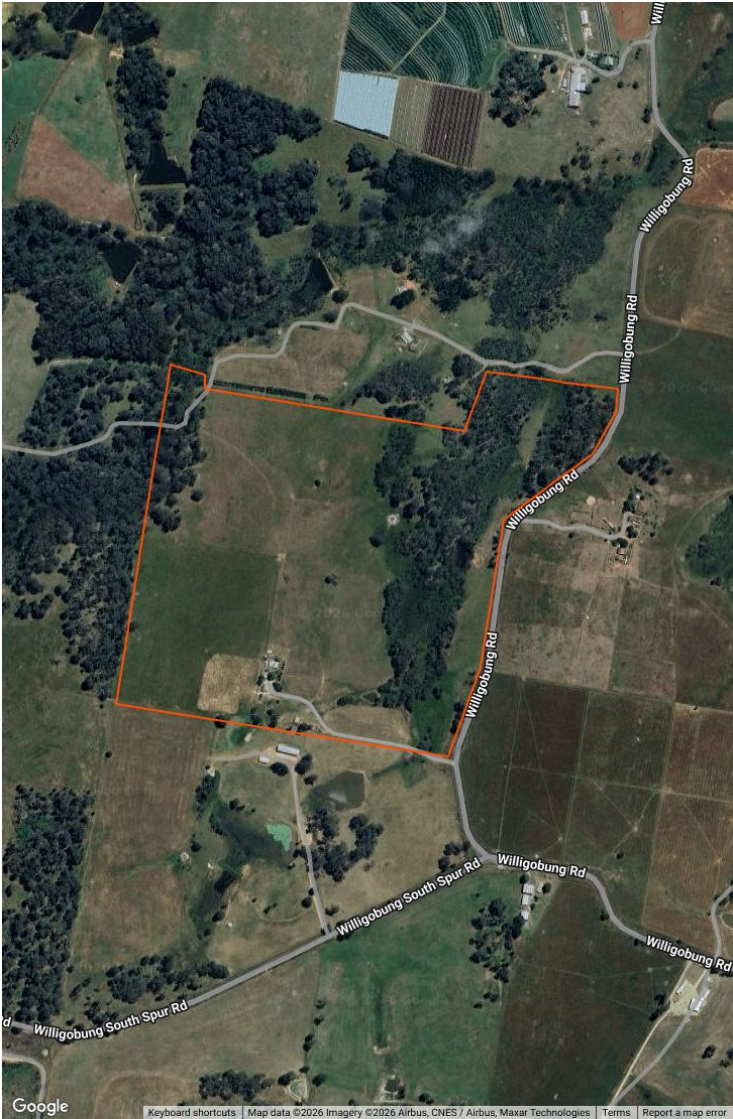
Winter Crop ID

The CropID technology uses ground truth data, satellite imagery and AI to determine crop type in every broadcast paddock in Australia. We are monitoring nine crop types as well as vetch, pasture and fallow. This is a constantly improving technology and we welcome any feedback.

Source: DAS, 2025-10-29



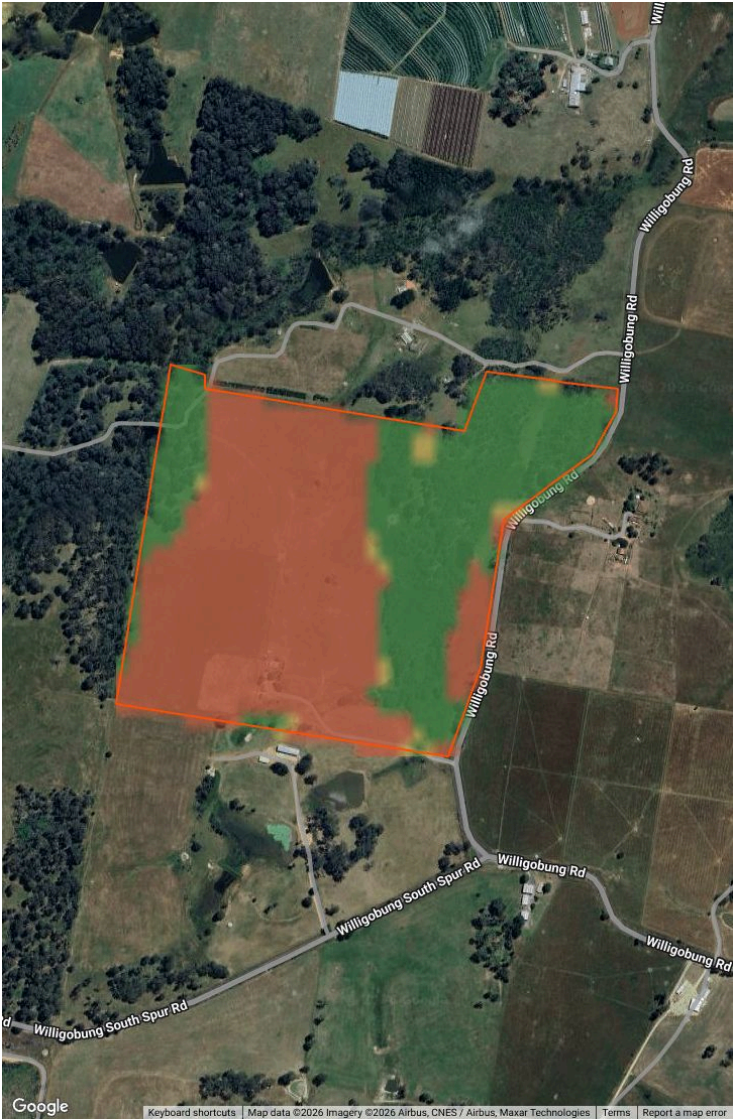
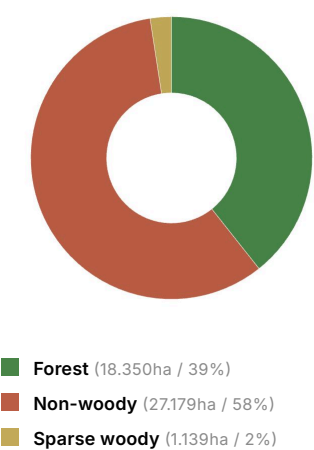
No Data (46.667ha / 100%)



Remnant Vegetation

Remnant vegetation data is based on satellite imagery up to 14 March 2023 at a resolution of 25 metres. Land is classified into three categories: forest, sparse-woody and non-woody. Forest has minimum 20% canopy cover, at least 2 metres high and a minimum area of 0.2 hectares. Sparse-woody has canopy cover between 5-19%.

Department of Climate Change, Energy and Environment (2024). National forest and sparse woody vegetation data. Version 8.0. Commonwealth of Australia, Canberra.



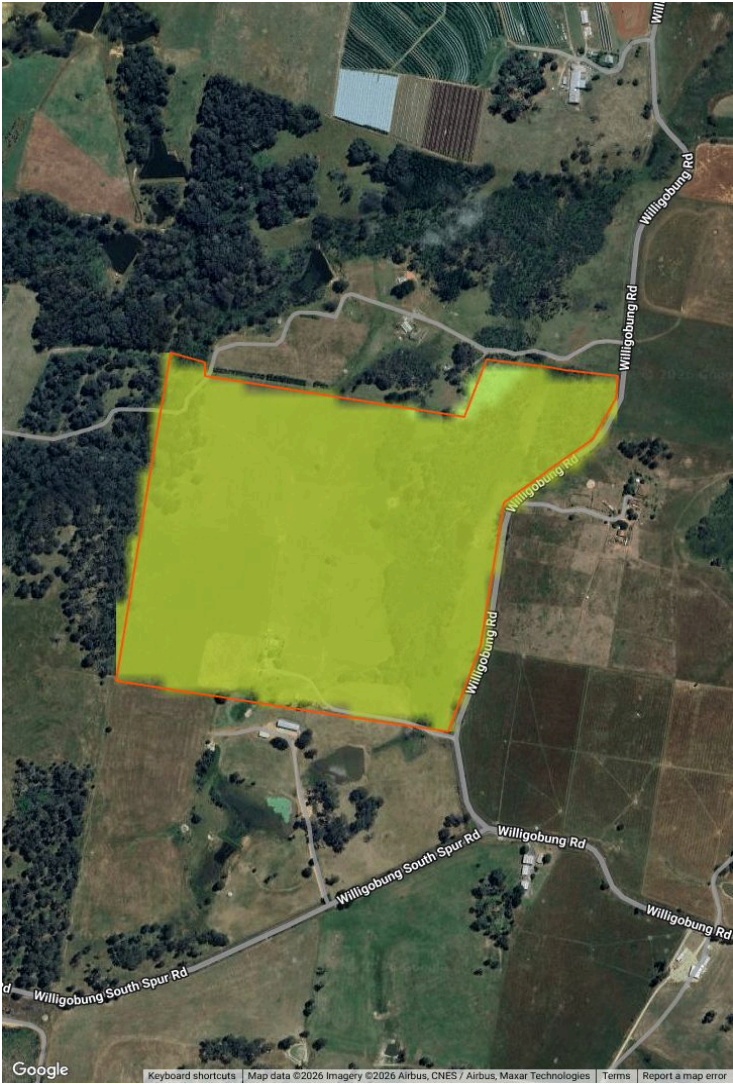
Soil Type

The predominant Australian Soil Classification (ASC) Soil Order or ASC Sub-order, Super Group or Group within the selected boundary. Each State has a different hierarchy however ASC has been chosen where available to provide consistency across States.

Vic. - ASC Order, Sub-Order
NSW - ASC Order, Great Soil Group
TAS - ASC Order
ACT, QLD - ASC Sub-Order
SA - Super Group, Type
WA - Super Group, Group
NT - Landform



- Dermosols, Red Podzolic Soils - more fertile** (45.869 ha / 98%)
- Rudosols - alluvial, Alluvial Soils - light sandy textured** (0.798 ha / 2%)



Slope And Elevation

Average Slope

0.72%

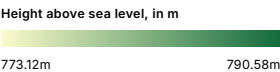
Slope relates to the inclination of the land surface from the horizontal. Slope angle represents this change in height over distance and is expressed in degrees. Average slope refers to the mean value in degrees across the property.



Average Elevation

780m

The average elevation (average height above sea level) is derived by taking the mean of all the elevation values that fall within this boundary.



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

28 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.



16.0

DSE / ha

453

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.



2.0

AE / ha

57

AE Total

Structures

No. of Structures

2

Total Area

429 m²

Note: Buildings smaller than 40sqm have been excluded.

1.

227 m²



2.

202 m²



Climate



Average Annual Rainfall

1,082

mm /year

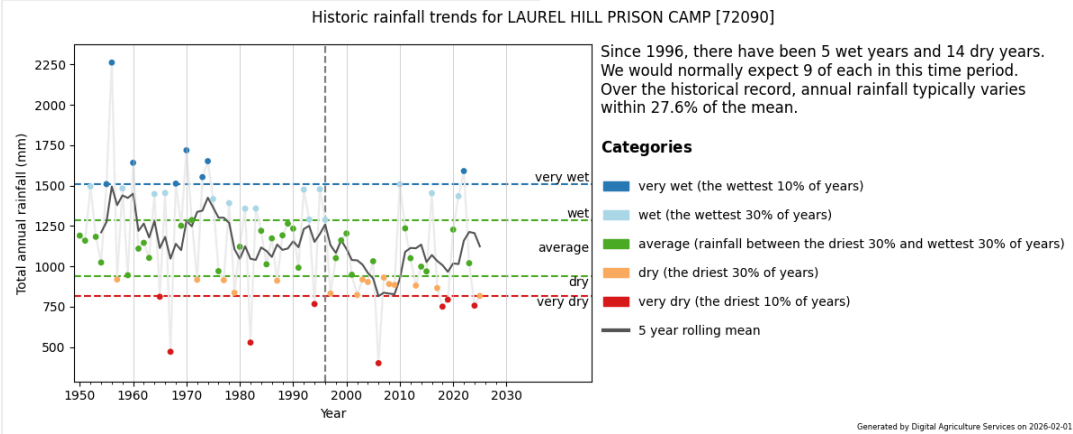


Nearest Weather Station

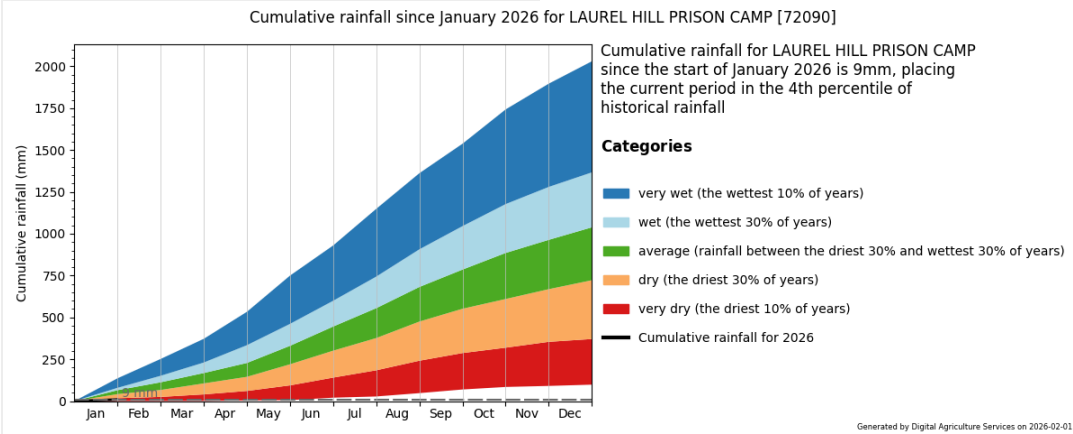
3.4 km

LAUREL HILL PRISON CAMP

Annual Rainfall Deciles



Monthly Rainfall to Date



Climate

Predictive Temperature Average

Scenario	2030	2050	Change
RCP 4.5	13.1°	13.5°	+0.4°
RCP 8.5	13.2°	14.0°	+0.8°

Predictive Annual Rainfall

Scenario	2030	2050	Change
RCP 4.5	1159 mm	1120 mm	-39 mm
RCP 8.5	1157 mm	1153 mm	-4 mm



Risk

Rainfall Deficit



Currently in 1 in 10 year deficit

Rainfall deficit identifies locations that are experiencing a significant rainfall deficit over a defined 12 month period. The current 12 month rainfall total is compared with all other 12 month rainfall totals since 1900. The current total is expressed as a percentile relative to the historic record. A current rainfall total less than the 10th percentile is classified as having a 1 in 10 year rainfall deficiency. Current rainfall totals less than the 5th percentile as classified as having a 1 in 20 year rainfall deficiency.

Flood



0.0

No inundation detected over period

Flood risk was generated from a historical inundation record derived from satellite remote sensing. The satellite detects inundation and allocates it to an index according to the number of years it was inundated over a 15 year period. This approach assumes that the frequency of flooding over the past 15 years is a useful proxy for future inundation.

Bushfire



0.7

High risk

The bushfire risk index shows a relative index of the possible intensity of fire, on a catastrophic fire weather day, if a fire actually occurs. It indicates the expected severity of a fire that occurs under 'catastrophic' weather conditions. It does not assess the probability of such conditions occurring nor of a fire igniting. This index does not provide information on the intensity or risk of a grass fire. There is no zero in this scale as there is never no risk.

Frost



61.6 Frost Days

per year

Risk of frost as measured by the average (mean) days per year where the minimum daily temperature is < 0 degrees Celsius over the period 1962 to 2024. The 0 degrees Celsius threshold was chosen as it represents a critical temperature for inducing stress and damage in many agricultural and horticultural species.

Rainfall Variability

Moderately Low

This index shows how rainfall varies from year to year. If an area has lower rainfall variability, it means rainfall will tend to be more consistent from one year to the next. A higher rainfall variability means rainfall is likely to be irregular from one year to the next. The index varies from Low to Extreme.

Drought Index

1

This measure shows the number of years that only achieved 70% or less of its respective annual rainfall in the last 30 years. 3 to 4 years in total is deemed an average amount, less than that implies a less frequent deficit years, more than that implies an increase in deficit years.

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