

INSPECTION ...

look for ...

HELP IS AVAILABLE ...

Are the improvements adequate?



Is there good fencing?
Is there shelter and shade?

Look out for potential erosion sites.



For the first-time horse property purchaser, some of the topics discussed in this brochure can appear rather daunting.

However, there is lots of help available ...

- 1 Visit www.horseslandwater.com and use the *Action Planner* to help assess your potential property.
- 2 Contact the Adelaide & Mount Lofty Ranges Natural Resources Management Board or visit their website www.amlnrm.sa.gov.au and check out the field days and courses (which are often free) to help you learn more about land management.



For further information or assistance regarding buying a horse property, contact:

HORSE OWNERS OF THE SOUTHERN MOUNT LOFTY RANGES INC.
horseowners@bigpond.com
www.horseowners.info

HORSE SA
(08) 8294 2460
email: horsesa@horsesa.asn.au
www.horsesa.asn.au
www.horseslandwater.com

ADELAIDE AND MOUNT LOFTY RANGES NATURAL RESOURCES MANAGEMENT BOARD
(08) 8273 9100
www.amlnrm.sa.gov.au

Thinking of buying a

horse property ?



INTRODUCTION ...

healthy land

This information brochure provides a brief overview about topics to consider for people who are preparing to buy their first horse property.

It is an exciting time when you are able to finally keep your own horses on your own property!

Most people are budget conscious and by carefully selecting your property, future maintenance costs and personal time can be saved.

A healthier, well managed property also leads to a healthier living environment for your horse.

Before you buy

Many people have a clear idea about what they want in a house and garden.

You would have already most likely worked out what districts you can afford to buy in and how long it will take you to travel to work, school and sporting commitments.

For first-time horse property buyers, there are a few other considerations.

What is the primary horse use for this property? e.g. breeding, agistment, showing, competition

From the primary use, it will be useful to draw up a list of improvements that will be required.

The following list contains some suggestions, with those marked with a * may require planning approval from your Council if you are building from new or expanding:-

Stables*	Indoor Arena*	Outdoor Arena*
Float parking area	Yarding	Dam*
Ford crossings*	Good fencing	Improved pastures
Nearby trails	Hay shed*	Tack room*
Wash bay*	Handling crush	Near a riding club
Paddock shelter sheds*	Natural shelter and shade	
Near a veterinary clinic		

CONSIDERATIONS ...

feed, water

There will be other land management and natural resources considerations that will also affect how you manage the horses, feed availability, water resources and existing pastures and vegetation:-

- What is the rainfall? Will it support your pasture and water storage requirements?
- Ask to have a soil test done, this will let you know what you are up for in the way of soil improvers or fertilisation and indicate salinity levels
- What is the slope of the land? Steep to very steep land is difficult or impossible to maintain with a tractor. Horses will also “slide” down the hills in wet weather, leading to erosion and pasture loss
- Waterlogging is a problem in some areas, horses will need to be removed from areas when wet to preserve pasture and prevent hoof and leg problems
- Is the ground very stony? Are there old wells and holes to injure horses?
- Work out how much water you need and where this will come from, and how
- Overgrazed pasture or paddocks with high weed burdens will cost a lot to renovate and may take years to bring back to normal. Do you have the time and funds to do this?
- Have a look at wind or soil erosion patterns taking place on the property, can you manage this to prevent it spreading further?
- Stocking rates need to be calculated to ensure enough feed is available.

Once you have worked out what improvements you are likely to need, and roughly what districts are in your search area, a visit to the Councils concerned is recommended. Council offices will have a planners desk/enquiries area where you will need to ask for:

- a) the ‘Zone’ allocated to the areas you are considering;
- b) the horse keeping regulations for the designated zone. e.g. most towns in South Australia will not permit new horse keeping activity to take place within the town boundary;
- c) and, therefore, are there any legal obligations to apply for a ‘change of land use’ (if required); and

ask ...



- d) any community facilities which may be of interest to you, e.g. equestrian grounds, public horse exercise areas, beaches and trails (both current and future).

For further information on managing a horse property:-

- 1 Contact a local horse property owner who is prepared to help, and/or the Adelaide & Mount Lofty Ranges Natural Resources Management Board and ask a land management adviser to do a free property visit.
- 2 Ask the adviser:
 - to help you identify weeds in areas you want to use for grazing;
 - to help you identify flood-prone areas and potential stormwater run-off problems;
 - to discuss your horse management plans, including rotational grazing;
 - about native vegetation and creek line management, including your legal obligations;
 - ways to manage manure build-up and on-site composting or disposal;
 - to point out potential erosion sites, including fence line tracking (horses running up/down fence lines leaving a bare area) which should be talked about;
 - are the improvements adequate?, including free draining horse yards to enable horses to be kept off paddocks when waterlogged, pasture is short or founder is likely;
 - if he would help you calculate stocking rates; and
 - what affect your horse keeping activity might have on neighbours.