

‘OLD EUSTON’ INFORMATION MEMORANDUM



Exclusive Agents

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Sale Details

For Sale by Tender

Closing 2nd of May 2024

Information on Tender submission process available on page 22

Inspections

To be conducted by appointment exclusively with selling agents.





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OVERVIEW

‘OLD EUSTON’, LONGREACH, QLD

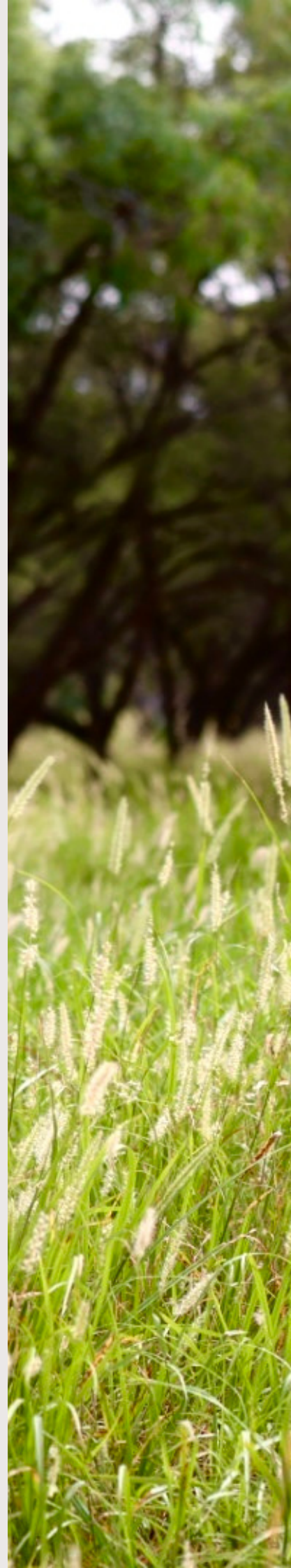
‘Old Euston’ presents as a low cost operation with reliable water, good fencing and all the necessary improvements.

The property has the ability to function as a stand alone operation or, as a seamless addition to an existing enterprise.

Unique diversity in pasture and country types underpins ‘Old Euston’ as an ideal breeding, backgrounding and fattening block.

Its advantageous location allows optimal access to live cattle export markets through Townsville and Cloncurry as well as a variety of meat works, feedlots and store cattle markets to the south.

The sale of ‘Old Euston’ represents the opportunity to acquire a a well developed, fully grassed holding, comfortably running 2200 AE throughout the year.





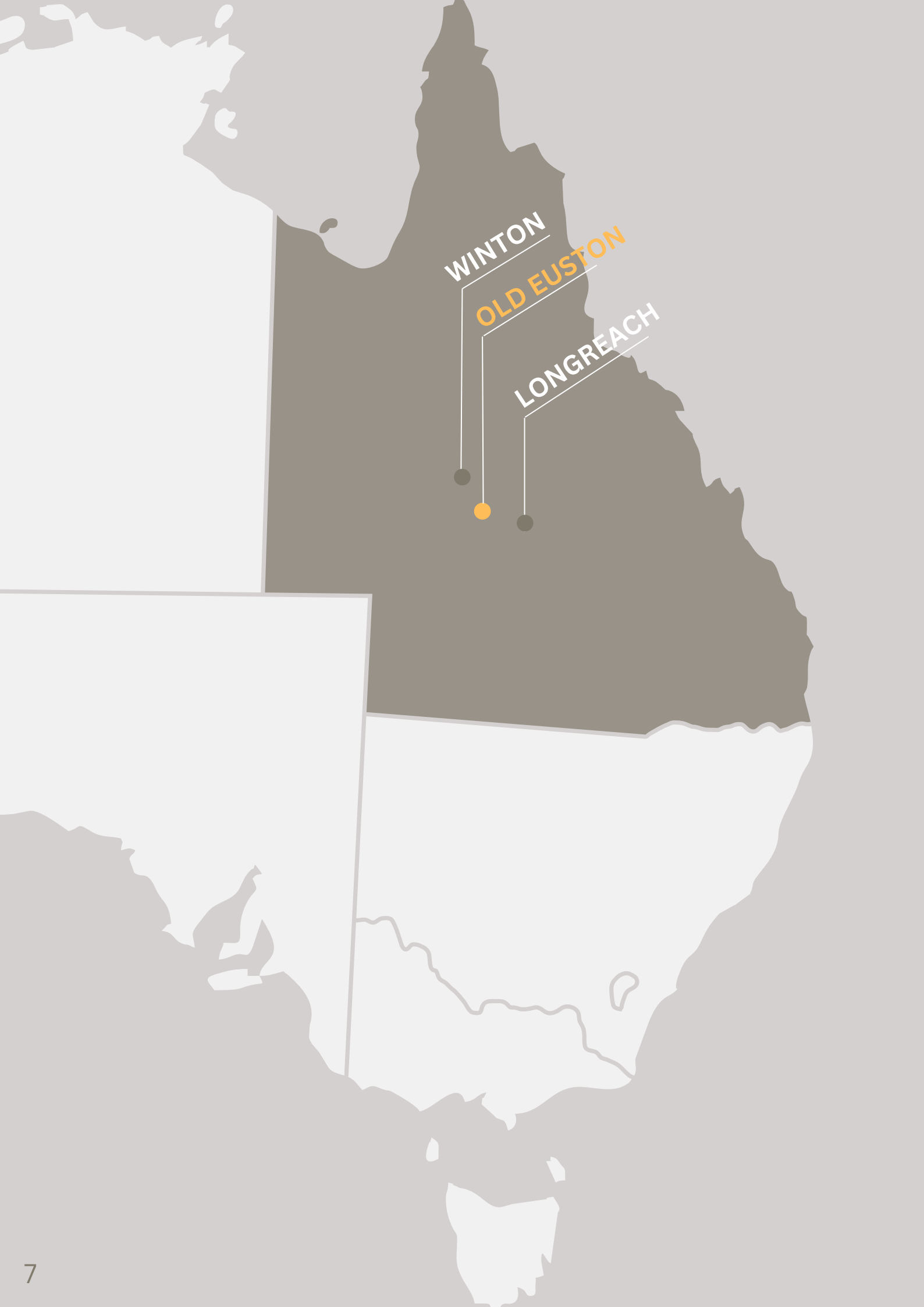
LOCATION & SERVICES

Centrally located 120km SW of Winton, 100km NW of the town of Longreach and approx 290km from Blackall.

Access from the Landsborough Hwy via the Morella/Silso Rd.

Spelling, saleyard and weigh facilities are located in Winton, Longreach and Blackall with weekly sales held at the Blackall saleyards.

Longreach has daily flights to Brisbane, RFDS base hospital, private and state schools to year 10 and 12. Aged care facilities, early childhood centres, multiple government services, shopping and medical services.



WINTON

OLD EUSTON

LONGREACH

AREA & TENURE

Total Freehold Area: 22,908.44ha
(56,583.44 acres)

Lot 1 MO25 & L1 MO28 & L3 MO44

Rates notice page 21



RAINFALL & CLIMATE

Located in Central West Queensland, Old Euston is considered to have a sub-tropical climate.

Average rainfall sits at 17 Inches or 425mm



COUNTRY

The country is considered strong and safe with an excellent mix of fattening, backgrounding and breeding characteristics.

Old Euston is a desirable mix of Mitchell grass open downs interspersed with shaded downs, sweet pebbly ridges, and Gidgea country.

Creek systems include:

- Mountain Creek
- Spring Creek
- Bloodwood Creek
- Bull Creek

These creek systems are heavily grassed with Buffel and shaded with Coolibah and Bloodwood.

A well established body of self-mulching Perennials including Buffel and Mitchell grasses is existing. The country will also grow the typical seasonal grasses, herbages, and succulents.

Approx. 4431 of gidgea timbered area of which approx.. 1500 acres has recently been thinned and approx. 5322 acres of fenced range or escarpment country.



WATER

Old Eustons is watered very reliably through a series of solar pumps, pipes and tanks, reducing the distance to water of approx. 1.5km across the property.



WATER

Watered with 2 x sub artesian bores (Ventura Bore built 2014 & Broken Dam Bore built 2022) connected and reticulated to tanks and concrete trough system. Fifteen dams of which most are fenced and equipped with solar pumps. Water then reticulates through 63mm blue line poly to troughs. Remote water monitoring at several important water points through an Observant telemetry system is installed.



FENCING

The property is fenced into 14 paddocks and 2 holding paddocks with fencing in good condition. Boundaries are 4 barb with 3 barb internal fencing. A laneway system connects the outer paddocks with the cattle yards. All fencing material on-site for the construction of an exclusion fence.



YARDS

Good set of watered steel cattle yards, which will comfortably work 800 head. Featuring shade over vet crush and 5 way draft as well as concreted work areas and sprinkler system.



IMPROVEMENTS

The station complex comprises of a good set of airconditioned quarters powered by a solar battery system, equipped with cel-fi mobile phone booster and Wifi through starlink. A steel frame 12mx6m machinery shed and also a large 12mx24m fenced hay shed.



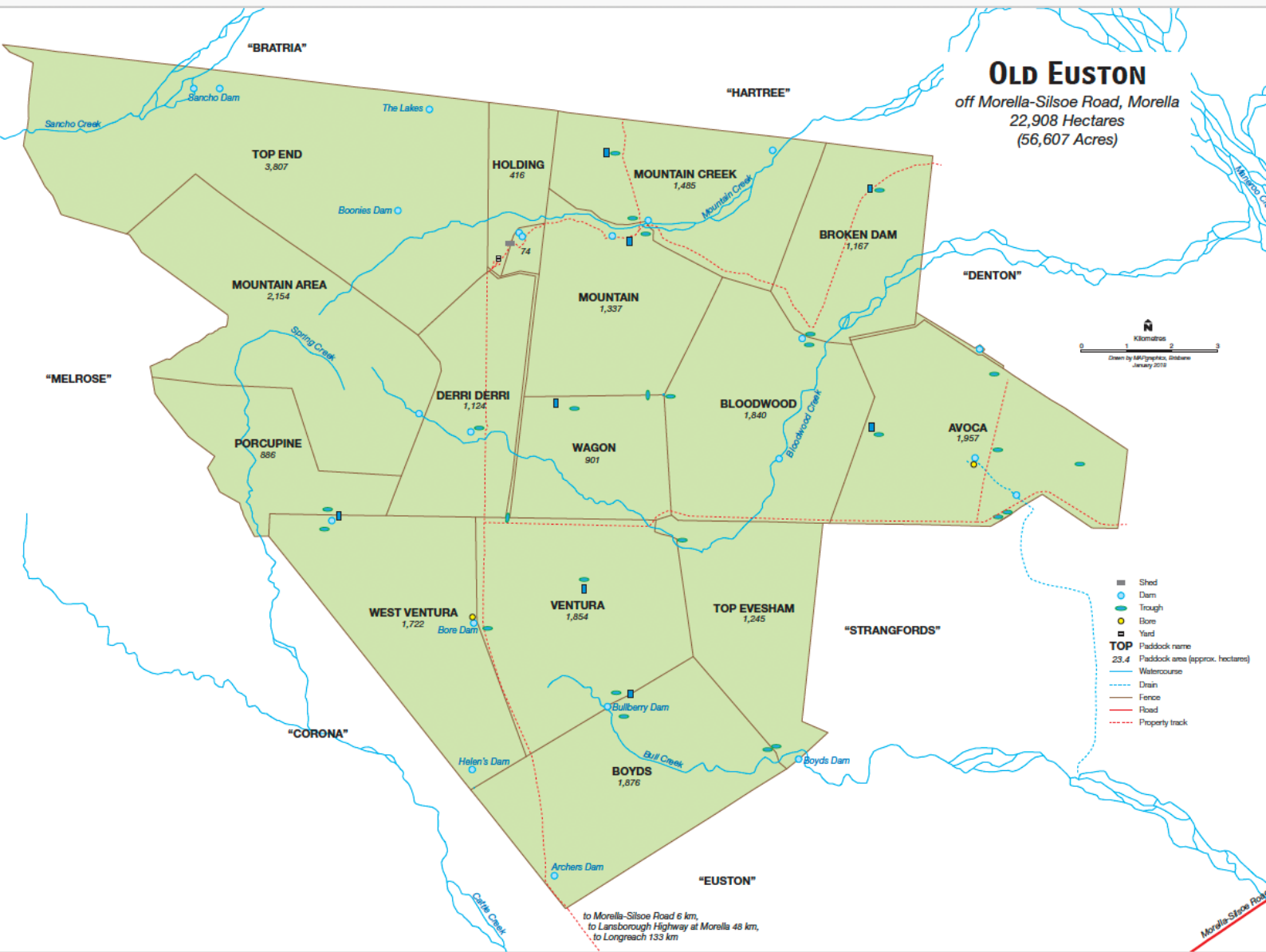




AGENTS COMMENTS

Old Euston is naturally strong and healthy cattle country which would suit backgrounding, breeding or fattening. Currently experiencing an excellent season, the property will run a power of cattle this year. Old Euston offers location and lifestyle close to the amenities of the CW town of Longreach. The strength of the country is reflected in the cattle it produces, high calving percentages, excellent bone, structure and first class weight gains. Old Euston is ideally suited as a stand alone operation or is set up well for ease of management for an additional area to are larger operation.

MAP



RATES



Longreach Regional Council
Ilfracombe Isisford Longreach Yaraka

Address all correspondence to:
Chief Executive Officer
PO Box 144, Ilfracombe QLD 4727
Tel: (07) 4658 4111 | Fax: (07) 4658 4116
Email: Rates@longreach.qld.gov.au
ABN: 16 834 804 112

Rates Notice

For the period: 01/01/2024 to 30/06/2024

Please Advise Council in writing of any amendments

ASSESSMENT NUMBER	A1672
DUE DATE	22/03/24

PROPERTY ADDRESS **2038 VERGEMONT ROAD LONGREACH**
LOTS/LOCATIONS OR OTHER INFORMATION
L1/MO25, L1/MO28 : PARISH WORCHESTER & L3/MO44 : PARISH EUSTON

DATE OF ISSUE 21/02/24
VALUATION \$1,750,000.00 - RV
AREA 22908.1130 Ha
LATE PAYMENT INTEREST 11.6400

DETAILS	RATE IN \$ OR CHARGE/SERVICE	CURRENT	GST	ARREARS	TOTAL
RURAL > 1,000HA	1750000 @ 0.528250	\$9,244.38			\$9,244.38
EMERGENCY SERVICES LEVY	0.0000	\$59.50			\$59.50
CLASS E, GROUP 2, 0					
SPCL CHG - PEST ANIMAL CONTROL	22908.1130 H @ 1.295000	\$296.66			\$296.66
ENVIRONMENTAL LEVY - SEPARATE CHARGE	1 @ \$64.00	\$64.00			\$64.00
GST IS NIL					
GROSS RATES & CHARGES					\$9,664.54
		DISCOUNT	DUE DATE	NET PAYABLE	
Early Payment Discount (if paid by Due Date)		-\$924.44	22/03/24	\$8,740.10	

PLEASE SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION AND CHANGE OF ADDRESS SLIP

ATTACH THIS TO YOUR REMITTANCE

If a Receipt is required please tick box

ASSESSMENT NUMBER A1672
NET PAYABLE **\$8,740.10**
OWNER PM AVERY
PROPERTY ADDRESS 2038 VERGEMONT ROAD LONGREACH

Biller Code: 908772
Ref: 1000016723

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au

Pay In Person
Payment can be made in person by cash, cheque or EFTPOS at any of the council's offices between the hours of 8:30am and 5:00pm Monday to Friday.

Longreach Office: 96A Eagle Street, Longreach
Ilfracombe Office: 1Devon Street, Ilfracombe
Isisford Office: 20 St Mary Street, Isisford

Pay By Mail
Detach this slip and make your cheque payable to: Longreach Regional Council. Our mailing address is **PO Box 144, Ilfracombe QLD 4727**

Pay By Credit Card
Payment can be made via the Longreach Regional Council website go to <https://www.longreach.qld.gov.au/online-payments> and select the payment option required. Alternatively you can pay over the phone by contacting Council on 07 4658 4111 between the hours of 8:30am and 5:00pm, Monday to Friday.

SALES PROCESS

Tender sales process

- Those making enquiries are supplied with an information memorandum
- Inspections are then organised as required
- On the 2nd May 2024 Tender submissions are returned by the close of business (5pm)
- Tender submissions are considered by Vendor, selling agents and Vendors solicitor
- On or before 9th May, successful Tender submission is notified.

For Sale by Tender

Tender documents are available from the selling agents and will be provided upon request.

Tender submissions closing 5:00pm 2nd of May 2024. Tender documents must be returned via email to Vendors Solicitor.

Notification of successful Tender submission will be made by 9th May 2024.

TERMS AND CONDITIONS

INSPECTIONS

Inspections of the Property are by appointment only and are to be conducted under the supervision of the selling agents. Interested parties should contact the selling agents to arrange an inspection.

TENDERS

A copy of the Tender documents for the Property is available from the selling agents on request. Refer to the documents for the terms and conditions of this sale.

FOREIGN INVESTORS

Foreign investors will be required to have regard to the Foreign Acquisitions and Takeovers Act 1975 (C'wealth) and the policies concerning foreign investments in Australia of both the Federal and Queensland governments.

INFORMATION MEMORANDUM

The Vendor may, in their absolute discretion, but without being under any obligation to do so, update or supplement this Information Memorandum. Any further information will be provided subject to the terms and conditions set out in this Information Memorandum.

GST DISCLAIMER

Interested parties should make their own assessment of the impact of GST on the Property and the returns derived from them after obtaining expert professional advice. **DISCLAIMER**
The information in this Information Memorandum and any other written or verbal information given in respect of the Property and / or Livestock referred to in this Information Memorandum ("the Information") is provided to you ("the Recipient") on the following conditions:

1. The Property is sold on an "as is/where is" basis (that is, in its present condition and subject to all legal and physical defects).
2. No assurance, representation, warranty or guarantee (express or implied) is given by Rural Property and Livestock Pty Ltd or any of their respective officers, partners, employees or consultants (collectively referred to as "the Parties") or any other person or entity that the Information, whether or not in writing, is complete, accurate or balanced, or has or will be audited or independently verified, or that reasonable care has been or will be taken in compiling, preparing and furnishing the Information.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the Property or any other matter, or as a solicitation or offer to sell the Property or a contract of sale for the Property.
4. The Information shall not constitute an assurance, representation, warranty or guarantee that there has been no change in the Property or in the matters referred to in the Information since the date at which the Information is expressed to be stated.
5. None of the Parties assume any obligation to the Recipient to provide additional Information or updated Information or to correct any inaccuracies in the Information which may become apparent.
6. The Information should not be relied upon in any way by the Recipient or its related entities, their respective officers, employees, agents, advisors, shareholders and associates (collectively "the Recipient"). The Recipient should satisfy itself as to the accuracy and completeness of the Information through inspections, surveys, enquiries, and searches by its own independent consultants.

7. The Information does not purport to contain all of the details which the Recipient would require to make a decision to express an interest in or make an offer to purchase the Property. Recipients should seek independent legal and financial advice.

8. None of the Parties make any representations or warranties with respect to fixtures, fittings, plant and equipment on the Property.

9. None of the Parties make any representations or warranties with respect to the continuation or enforceability of any licence, lease, supply, service, consultancy, certification, standard or other agreement referred to in this Information Memorandum following completion of the sale of the Property.

10. None of the Parties make any representations or warranties with respect to the legality of the current use of the Property or the ability of Recipients to redevelop the Property.

11. The Information does not and will not form part of any contract of sale for the Property. If a Recipient makes an offer or signs a contract for the Property that Recipient represents that it is not relying on the Information supplied by any of the Parties (unless otherwise agreed in a written contract with the Vendor). The only information, representations and warranties upon which the Recipient will be entitled to rely will be as expressly set out in such a contract.

12. Recipients will be responsible for meeting its own costs of participating in the sale process for the Property. The Parties shall not be liable to compensate a Recipient for any costs or expenses incurred in reviewing, investigating or analysing any Information, whether that Information is contained in this Information Memorandum or otherwise.

13. None of the Parties are liable to compensate or reimburse a Recipient for any liabilities, costs or expenses incurred in connection with the sale of the Property.

14. Except as may be expressly provided in any agreement in writing between the Parties and the Recipient, the Recipient acknowledges and agrees that to the maximum extent permitted by law, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to the Information Memorandum and the sale of the Property is excluded and each of the Parties disclaim all liability for any loss and damage (whether foreseeable or not) suffered by any person acting on any of the Information whether the loss or damage arises in connection with any negligence, default or lack of care on the part of the Parties, any misrepresentation or any other cause by reason of or in connection with the provision of the Information or by the purported reliance thereon by a Recipient.

15. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.

16. This disclaimer is in addition to the contract of sale and survives execution of the contract of sale.