

Craiglee & Tarroni Station Information Memorandum



HOGAN & McHUGH LIVESTOCK & PROPERTY AGENTS

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Index

Page

3	Area & Tenure
5	Location information
6	Services Information
7	Country Information
11	Stock Information
13	Buildings
16	Yards
18	Fencing
20	Water
23	Craiglee & Terroni Arial Paddock Map
24	Contact Details
25	Disclaimer



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CRAIGLEE /TARRONI

Craiglee Area & Tenure:

31,800ha (78,576 ac)

Parish: Oakwall

County : Clarke

The Land Rent payments:

Craiglee –for the 2014-2015 financial year were \$4877.42

Tarroni - for the 2014-2015 financial year were \$8647.09

Total of \$ 13524.51

PPH No 24/5233

For the past fourteen years Tarroni has been run in conjunction with neighbouring property, Craiglee, as one enterprise.



Term of Lease:

Rolling Term Lease expiring on 31/12/2033.



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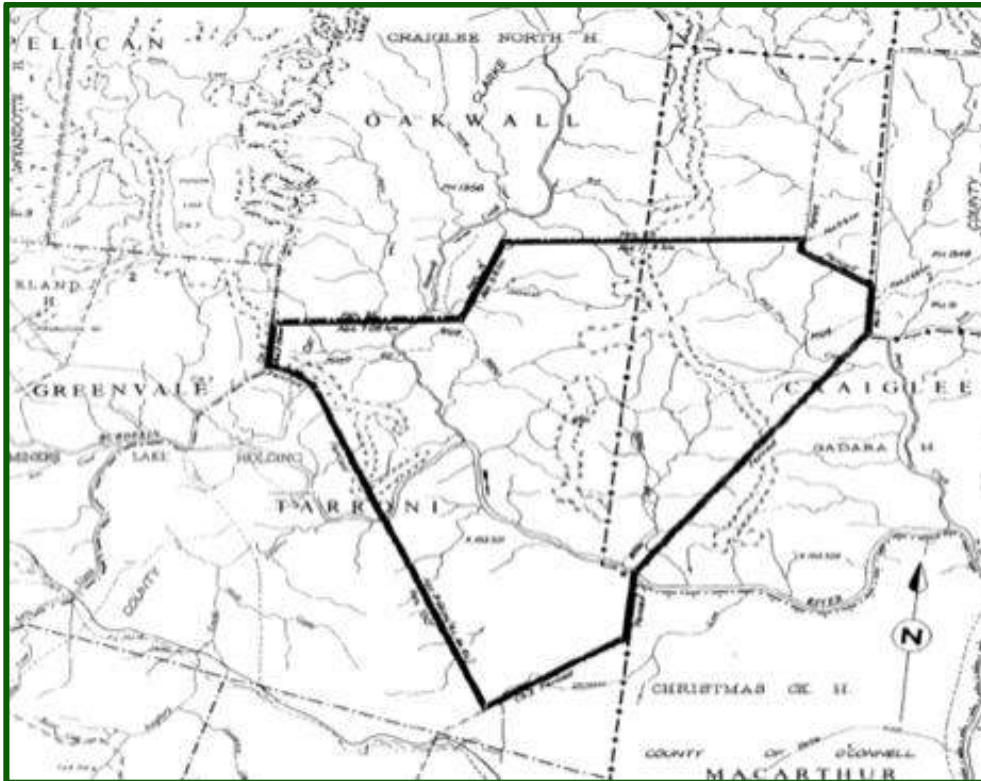
Tarroni Area & Tenure:

27,000ha (66,717 ac)

County : Clarke

Parish : Oakwall

PPH No Lot 5234



Term of Lease:

Rolling Term Lease expiring on 31/12/2033.

Location:

Craiglee/Tarroni are situated approximately 25 kilometres north-east of Greenvale, 240 kilometres north of Charters Towers, 160 kilometres west of Ingham and 270 kilometres North West of Townsville.



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Property Location:



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Services:

Craiglee has rural power, radio telephone, satellite internet and also satellite television available. There is a twice weekly mail service from Ingham. Primary school services are provided through School of the Air, and High schools are located in Charters Towers and Townsville.

The small township of Greenvale amenities include hotel/motel, swimming pool, Police station, Government service point, Post Office, a primary school and roadhouse, and an airstrip.

Access & Roads:

Access to the property is via 130km bitumen Gregory Development Road and then 130km of formed gravel Clarke River to Mount Fox Road.

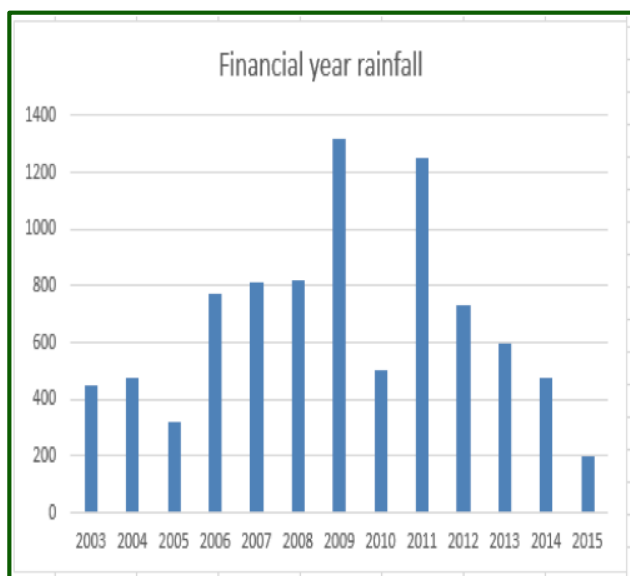
Internal roads consist of periodically graded earth tracks providing good access throughout the property.

Rates:

Charters Towers Regional Council Rates: Craiglee/Tarroni - \$ 13,768.40 per year.

Rainfall:

This is a summer dominant rainfall area. The last few years have seen much of Queensland suffer at the hands of failed wet seasons.



Note: Caiglee & Tarroni rainfall records, other local stations' rainfall records are available on the BOM website.



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Craiglee Country:

The country consists of open ironbark and box forest on heavy red soils, gravelly ridges and scattered black soil plains with Poplar gum and Moreton Bay Ash on sandy loam frontage areas along Hopewell Creek and a series of swamps and springy flats running to steep but grassy hills in the west. Native grasses – black and white spear and forest Mitchell are interspersed with improved pastures.



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Craiglee Country:

20% unsuitable for grazing
25% limited grazing value
5% river flats
30% undulating box gravel ridges
20% ironbark hollows



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Tarroni Country:

The country consists of open ironbark and box forest with poplar gum and moreton bay ash on sandy loam river frontage and creek flat areas running to gravelly ridges and steep but grassy hillsides with lancewood tops. Grasses include black and white spear, forest Mitchell and some spinifex. Buffel grass is established on the frontages and large areas of the hilly country have been improved with secca and verano stylos.



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Tarroni Country:

25% unsuitable for grazing

25% limited grazing value

5% river flats

30% undulating box gravel ridges

15% ironbark hollows



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Craiglee Stocking Rates:

In years providing average rainfall, it will carry 2,500 AE.

Tarroni Stocking Rates:

In years providing average rainfall, it will carry 1,500AE

Craiglee and Tarroni herd are made up of very good quality Grey Brahman Cattle.

Craiglee/Tarroni

Cows	No.1's (youngest) to No. 7's (Oldest)	1,300
Weaners	Poddies in Craiglee yards	20
	Sub Total	1,320

Yammanie

(Agistment)

Cows	No. 1's (Youngest) to No. 7's (Oldest)	300
	No. 2's	520
Heifers	No. 3's	570
	No. 4's	570
Bulls		8
	Sub Total	1,968
	Grand Total	3,288

The Brabon Family have Yammanie Leased for twelve months with the option of another twelve months.

These numbers are estimates only and are not guaranteed.



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Craiglee/Tarroni Productivity:



Cull cows sold to meatworks average 200-220kg dressed.



All weaner steers and cull heifers born at Craiglee and Tarroni were relocated to fatten in the west.

Over the years bulls have been purchased from various sources, but most recently high quality bulls have come from Burdekin Brahman near Charters Towers.



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Since the introduction of these bulls, the temperament of their progeny has proved to be quieter and easier to work. We have culled heavily on any cattle that tend to be uncooperative.

Buildings:



The Craiglee homestead is of Masonry block & timber construction, comprising 4 bedrooms, office, large kitchen/dining, two lounge rooms, pantry, separate utility, and large patio.



Craiglee - House number 2 is also a comfortable timber & fibro, 4 bedroom house built in 2010.



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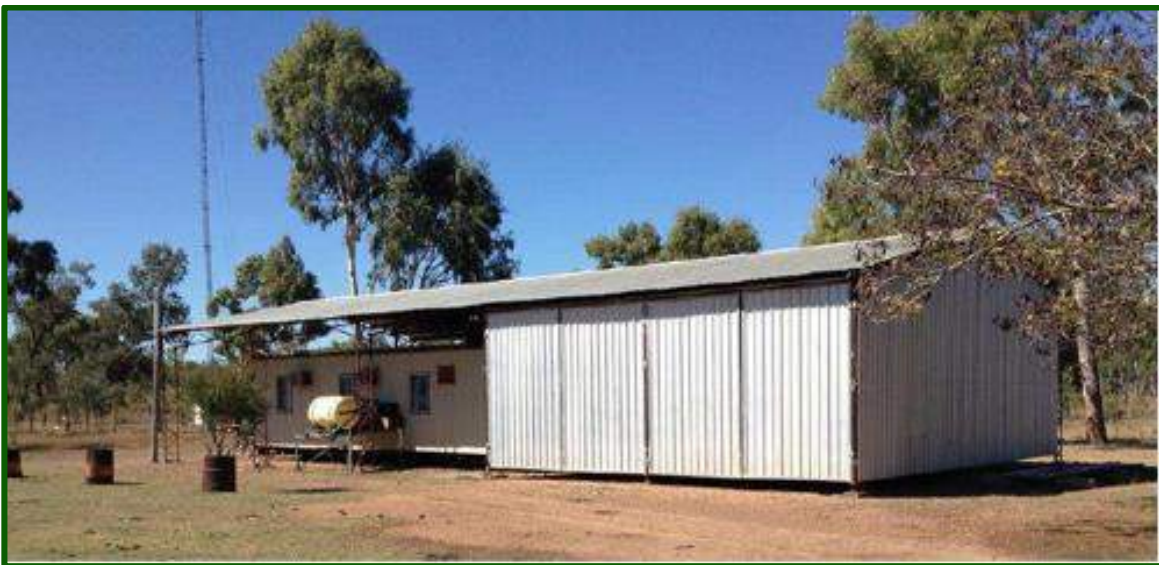
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Craiglee - There is a comfortable fibro, one bedroom cottage.



Dongas provide accommodation for employees, consisting of 4 rooms, ablution, and kitchen/diner covered by a large shed at Craiglee.



Craiglee Workshop of 130sq m, with concrete floor, steel posts and galvanised roof.



Craiglee Truck/Hay shed of 336sq m, earth floor, and metal roof.



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Craiglee Saddle /storage shed with earth floor, metal roof.

Craiglee Yards:



Yards comprising railway line posts, 5 rail galvanised cattle rail, and cable, and some portable panels. Some gates have slam shut latches.



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Water is available to all yards. A vet cattle crush/head bail is in place, as well as a good branding facility, all serviced by an overhead drafting system.



Tarroni Yards:



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Mixed construction old yards of split timber, weld mesh with timber top and bell rails on bush timber posts, and some portable panels. It has cooler receiver, hold, race draft, race, wet crush, near side branding cradle and loading ramp. Yards are a basic standard and are adequate for existing use.

Craiglee Fencing:



The boundaries are fenced except for the common boundary with Valley of Lagoons, which traverses the Pelican Lake Range and is rough and steep and provides a natural barrier to stock. The Northern and Eastern boundary to Valley of Lagoons and Rhonella Park consists of three barbed wires, providing a good stock proof fence. The Southern boundary is approximately 40 years old and is also in good stock proof condition.



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The internal subdivisions provide thirteen main paddocks, seventeen holding paddocks and fifteen squares around dams. In the last five years an extensive fencing programme has been carried out, installing new paddocks, lanes and squares.

Tarroni Fencing:



The boundaries are fenced apart from about 5 kilometres of the western boundary south of the Burdekin River, which has a natural barrier.



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Internal subdivision provides ten main paddocks and eight holding paddocks, as well as ten smaller holding paddocks around dams.

Craiglee Water:



61 dams have been constructed and are situated so that stock are not required to travel more than 1.5 kilometres to reach water. A map showing the locations of the dams will be available with the purchase of the property. There are some semi-permanent water holes in Hopewell Creek. To the east of the homestead there is a lake/swamp which is water bearing only after the wet season.



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The domestic supply and water to nearby holding paddocks is supplied from a bore at the homestead.

Tarroni Water:



There is 12 kilometre double frontage to the permanent flowing Burdekin River and semi-permanent holes in Hopewell Creek.

80 dams have been constructed and are situated so that stock are not required to travel more than 1.5 kilometres to reach water. A map showing the locations of the dams will be available with the purchase of the property.



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There is a bore that supplies the house and some of the holding paddocks. In both Craiglee & Tarroni there are areas of heartleaf poison in the rougher country that is accessible to cattle. This is most problematic in the drier years. The Brabon family had a fencing programme planned, but circumstances prevented that from happening.



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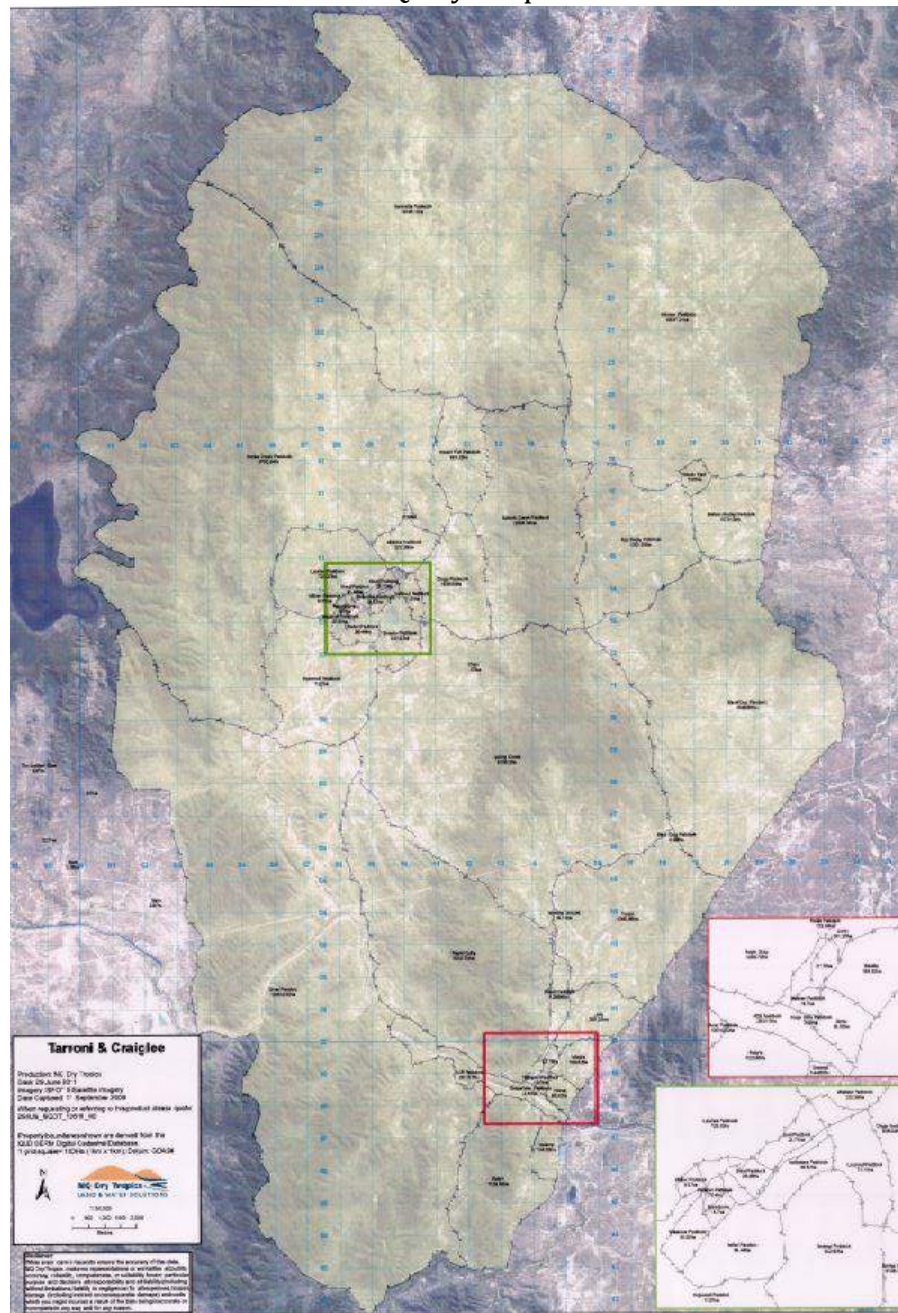
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Craiglee & Tarroni Arial Paddock Map:

Source: NQ Dry Tropics



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Currency of information

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