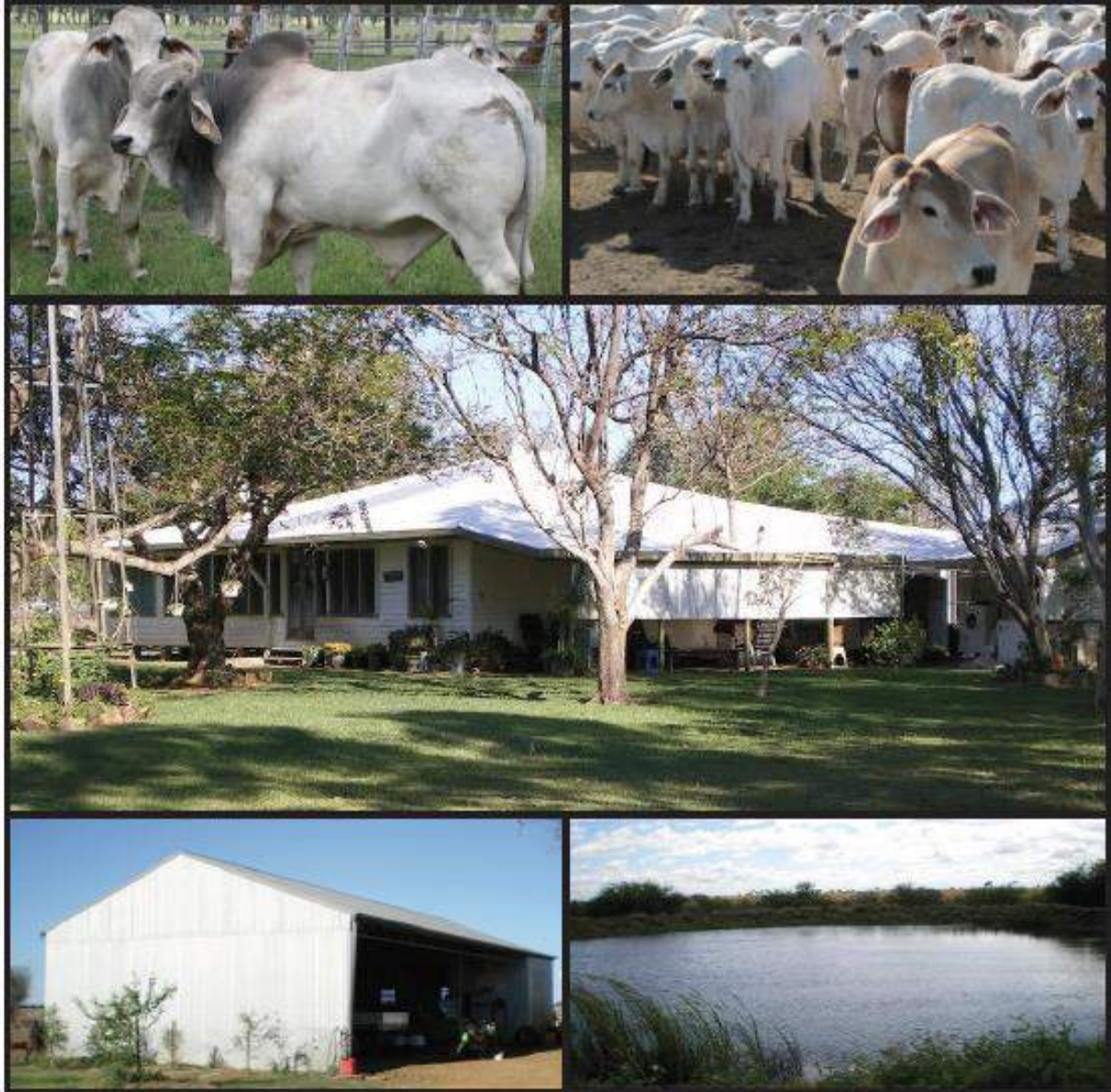


Wolston Station Information Memorandum



HOGAN & MCHUGH LIVESTOCK & PROPERTY AGENTS

Contact: Tim McHugh 0413 870 666
Mikhala Egglestone 0487 777 446



TOPX RICHMOND

Contact: Luke Westaway 0413 408 953
Ashley Naclerio 0400 448 679

Index

Page

3 Area & Location

4 Services

6 Stock

7 Productivity

7 Buildings

9 Yards

10 Fencing

11 Property Map

11 Water Information

14 Contact Details

15 Disclaimer



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Wolston – Richmond

Wolston - 15,909 ha (39,296.9 ac) Freehold

(Wolston 29,794 ac and Clifton 9,502ac)

Area & Tenure:

“Wolston”

Freehold

Title Reference: 50640850

Lots: 4 & 13.

Shire: Richmond

Area: 12,057 Ha

“Clifton”

Freehold

Title Reference: 50198322

Lot: 9

Shire: Richmond

Area: 3,851 Ha

In addition there is approx. 906ha (2,240ac) Stock route (approx. 11km by 800m).
Total area of 16,809.7ha (41,536.8ac) including stock routes and gazetted roads.

Location:

Located 86km south-west of Richmond (with 50km of bitumen road) and 195km north-west of Winton (with 80km of bitumen) and 140km east south-east of Julia Creek.

Map 1:



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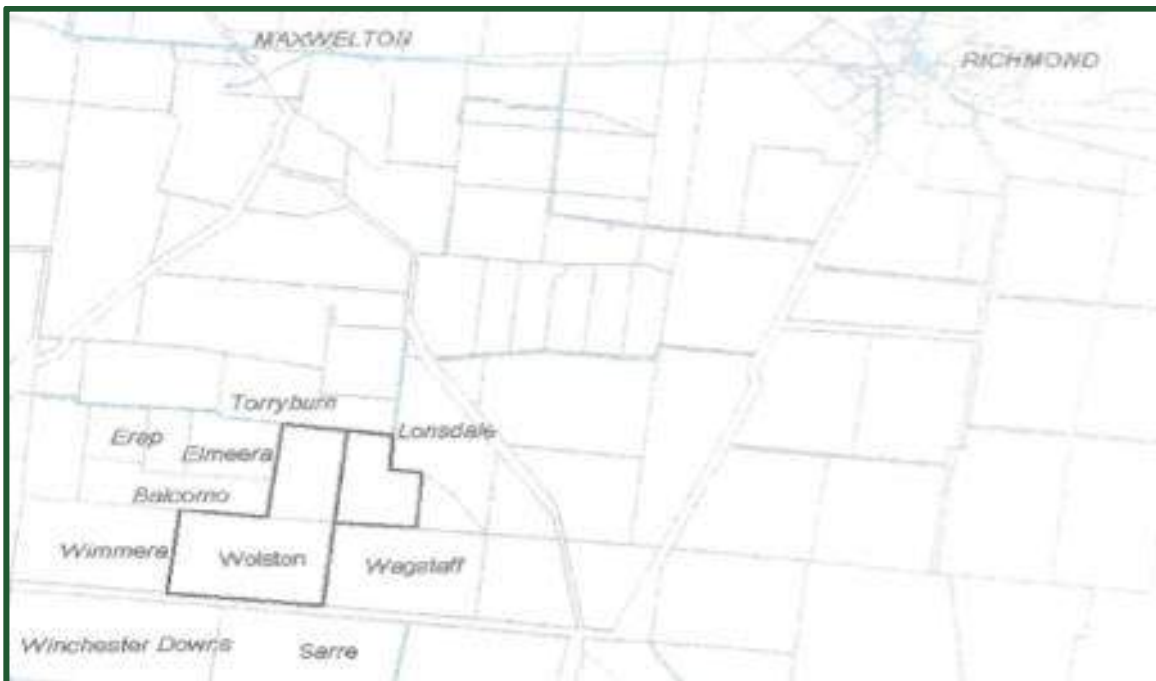
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Map 2:



Map Supplied By Vendor.

Services:

A twice weekly mail service from Richmond to the homestead, rural power, STD phone, satellite broadband internet and satellite television to both the homestead and the donga accommodation.

Wolston is located in a tick free area, with access to the Richmond and Winton live-weight cattle scales, and livestock selling centres of Charters Towers and Longreach as well as live export depots in Cloncurry, Mt. Isa and Townsville. Meatworks are located in Townsville, Mackay and Rockhampton.

Rates:

Richmond Shire Council Rates: \$3,825.17 half yearly (\$7650.34 per year)

Rainfall:

The district annual rainfall average is 410mm.



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Country:

Prime fertile, tight gently undulating open downs country with flagstone ridges, lightly timbered with Vine-tree and Whitewood trees. Grows Mitchell and Flinders grasses as well as summer herbages. There are light to moderate infestations of Prickly Acacia. There is an ongoing treatment programme in place.



This photo was taken during a good season and shows the property's potential.



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Stocking Rate:

With a good coverage of Mitchell and Flinders grasses, and some seasonal annuals, it will carry 2,100 AE. Cattle are not included in this sale, these photos reflect the quality of cattle produced historically.



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Productivity:

Weaners weighing 160-180kg av. Were turned off within 12 months at 330-380kg av.



Buildings:



A timber 4 bedroom homestead.



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2 bedroom donga accommodation.

Machinery Sheds



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Yards:

The cattle yards are near the homestead, constructed of railway line posts, mesh, and some portable panels. The large receiving yards are of railway line posts with cable topped with cattle rail. A vet crush/head bail, weigh scales and permanent loading ramp compliment the over-head draft. The yards will easily hold 1,500 head



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Fencing:

The property is fully enclosed with stock proof fencing which is in good condition and is divided into 8 main paddocks and 8 holding paddocks. The two laneways provide easy handling of stock to the cattle yards.



The fences consist of a combination of ring-lock and barb or plain and barb and are in good condition. Newer barb has been added to the top and middle to suit cattle. Some sections have been replaced with barb and picket fencing where required. The Stock Route on the southern boundary of "Wolston" has been fenced into the property.



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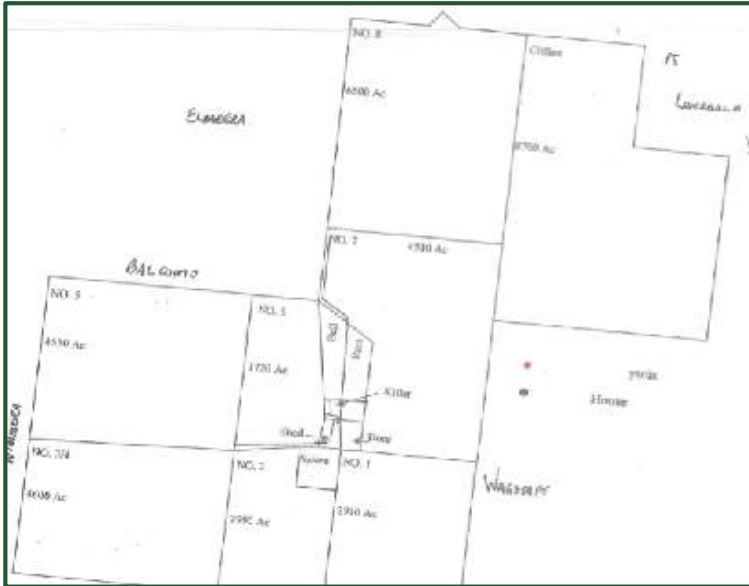
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Property Map:



Water Information:

The water supply consists of three flowing artesian bores.

The house bore was drilled and capped in 2000. It supplies the three major bore drains on the southern end of the property and is used for the house as well as a fulltime backup system for the northern reticulated pipeline system. The bore drains run into small dams for added security. "Wimmera" to the west of "Wolston" is entitled to excess water from this bore via the northern bore drain.

Clifton Paddock bore (Gordon bore) is equipped with two electronic pumps which supply a turkey's nest at the bore and a reticulation scheme with 27 concrete troughs. With this system in place, the maximum walking distance to water for all stock is less than 1.5km. The neighbouring properties "Lonsdale" and "Coleraine" are entitled to share this water. This system is backed up by the house bore.

Stock Route Bore is a shared with neighbouring properties "Sarre", "Wimmera" and "Winchester Downs" and is fully maintained by the local council. It was drilled and capped in 1984. This bore supplies a small dam in #4 paddock.



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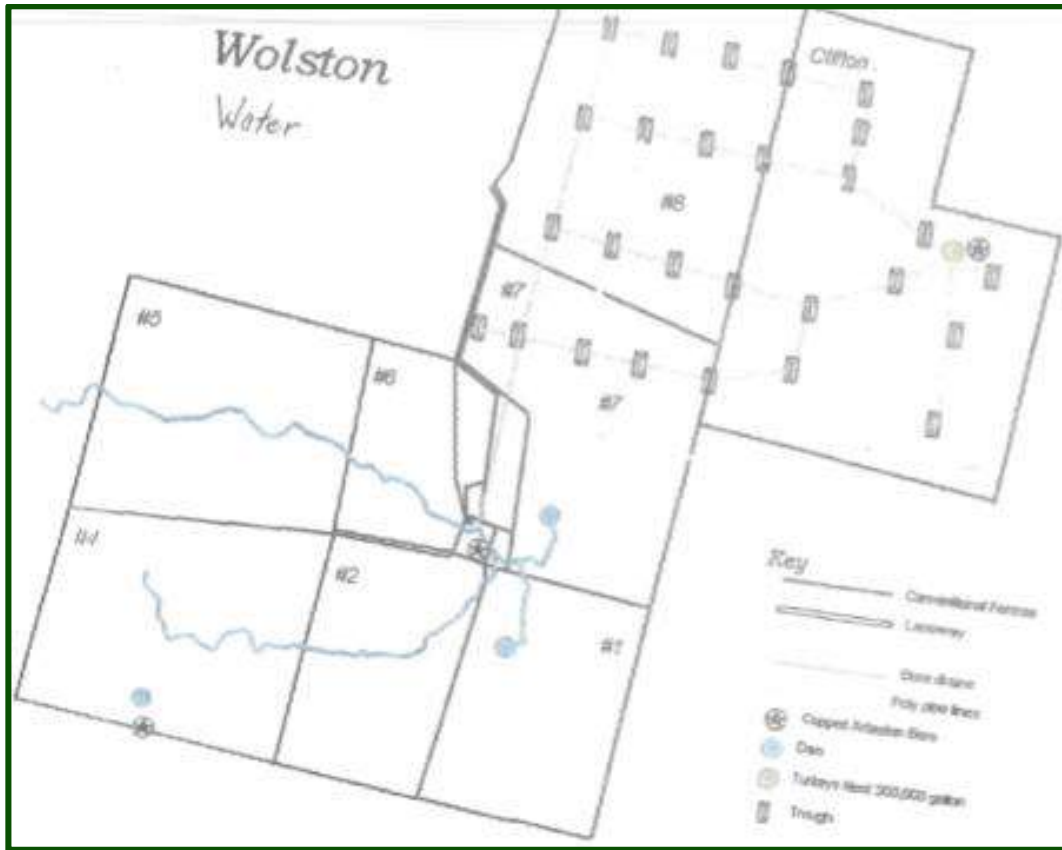
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Wolston Water:



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Water Infrastructure:



Clifton Pdk borehead



Pumps in Clifton Pdk (Clifton Bore)



Turkey Nest at Clifton Bore



Troughing



House Bore



Bore Drain

Contact Details:



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Currency of information

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