

WIVENHOE & BRANDO

Julia Creek, Qld



Property Details

“Wivenhoe & Brando, Julia Creek QLD 4823

Location: "Wivenhoe & Brando" are located 15 km from the Flinders Highway only 45 km from Julia Creek.

AREA & TENURE

11,759ha (29,056acres)
L1 EN25:GHPL 23/16530. PAR ALICK

Quality fattening or breeding country in tick free area, low cost good grass and reliable water. Well developed as a dry cattle depot in conjunction with a breeding operation.

SERVICES

Situated on the Flinders Highway 650 km west of Townsville and 250 km east of Mount Isa, the township of Julia Creek has all the essential requirements including:

- * ATM/Banking Services
- * Chemist/ Medical Centre
- * Groceries/Butcher/Cafe
- * School
- * Fuel

Julia Creek also plays host to several race meetings per year, the annual Julia Creek campdraft as well as the annual Dirt & Dust Festival featuring Australia's wealthiest Triathlon.

COUNTRY

Black soil, mostly tight open downs fattening country. Consisting of some undulating pebbly ridges with floating mudstone scattered throughout. At the northern end of the property 2.9km of Alick Creek frontage opens out into shaded coolabah, rich alluvial channels. Grassed with a strong body of perennial Curley and Hoop Mitchell grasses, with annual flinders grass mixed throughout. Blue grass and Bull Mitchell grass can be found in the channels. There is a strong cover of summer herbages including pig weed, button grass and a variety of vine and other edible weed. There is a moderate stand of prickly acacia.

WATER

Water is a feature of the property with one centrally located Flowing Artesian bore reticulating water to 21 troughs and 1 tank, through a 63mm blue line poly pipe system. The system requires no pumping and supplies water to all troughs under the constant pressure supplied from the flowing bore. The water is well developed with 3km watering radius. One old rural poly 1.5 inch line supplies one open earth pit with water due to its inability to maintain the pressure from the bore. This line is obsolete but continues to be utilised.

RAINFALL

Average Annual Rainfall 457mm from Julia Creek weather station.

CARRYING CAPACITY

Varies from year to year depending on seasonal rainfall. Vendor estimates long term average of 1200 adult equivalents.

YARDS

2 Sets of permanent and panel yards are present on the northern and southern end of the properties. Yards (southern end) are constructed of cattle panels with some permanent cable yards. There is a four way overhead race draft/head bale and loading ramp. The yard can work upto 600 head plus cooler yards. The cooler is complete with water trough. Brando Yards (northern end) are constructed of cattle panels with some permanent areas of cable and steel. Permanent loading ramp. Capable of working 600 head plus cooler yards. Water trough in yards.

Plant & Livestock

No plant or livestock included in sale.

IMPROVEMENTS

Homestead Complex:

House - Built 1990. Home is in good repair and permanently liveable with reconnection of rural power. The home is two bedrooms with a modern kitchen and open style living area. Large veranda's surround the home.

Homestead:

Could be renovated if required.

Other Buildings:

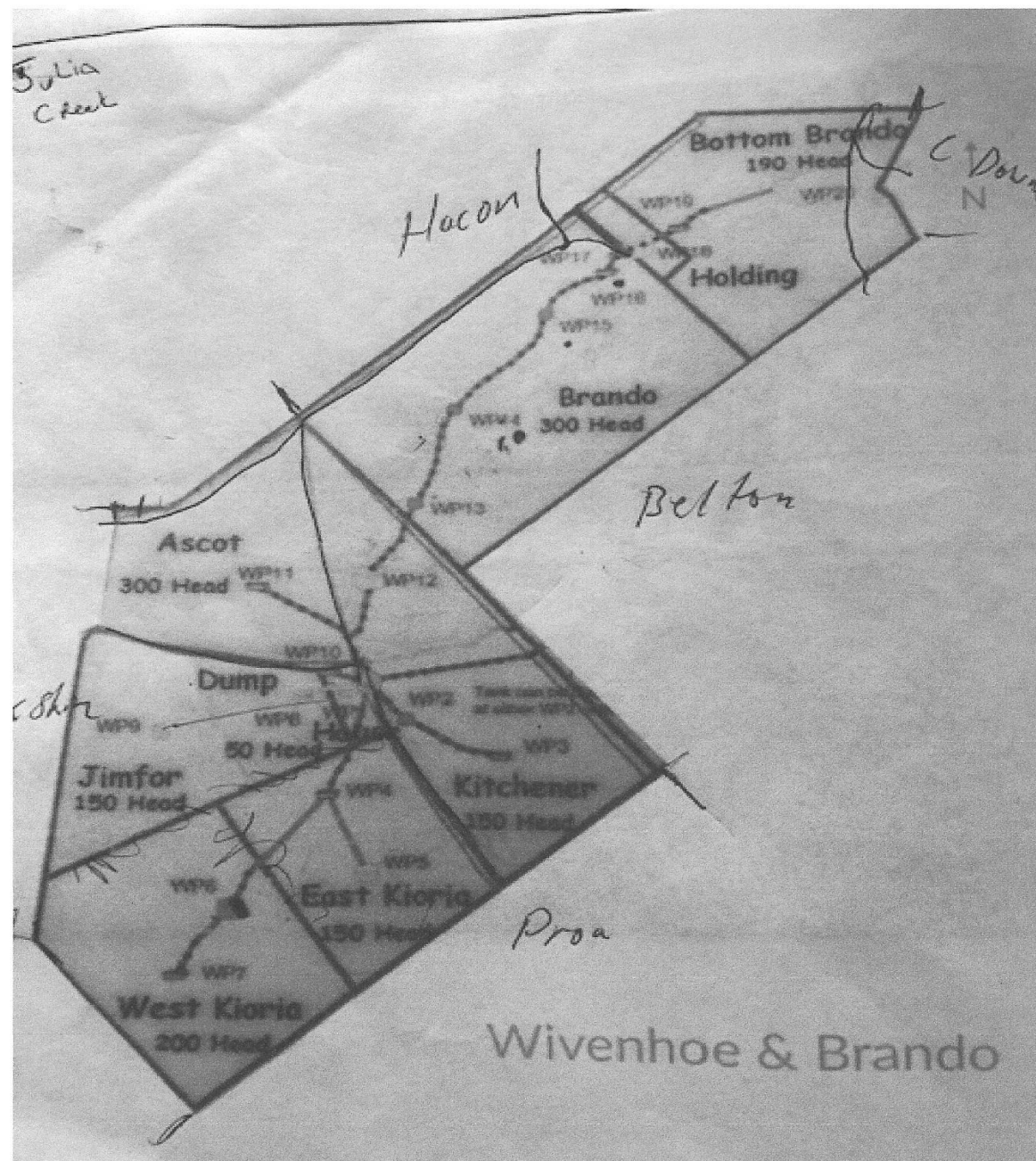
Shearers quarters

Shearing shed and sheep yards - not currently used

6 bay Machinery Shed and workshop

AIRSTRIP

1000m Airstrp



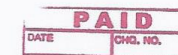
20156
McKINLAY SHIRE COUNCIL
29 BURKE STREET, JULIA CREEK, Q. 4823
P.O. BOX 177, Telephone: (07) 4746 7166
JULIA CREEK, 4823 Fax: (07) 4746 7549
reception@mckinlay.qld.gov.au
Payment Hours: 8:30am to 5:00pm Monday to Friday



RATE NOTICE

FIRST AND FINAL NOTICE

ABN: 46 448 426 394



BPA4 4.09.18

DAMIEN D CURR & BRIDGET K M ADAMS
309 AVONDALE ROAD
PITTSWORTH QLD 4356

Property Location and Description
WIVENHOE, PROA ROAD, JULIA CREEK QLD 4823
L1 EN25:GHPL 23/16530 & L4 EN25:GHPL 23/16531

FOR THE PERIOD
01-07-2018 TO 31-12-2018
ASSESSMENT NO.: 00501-00000-000
PAYMENT REFERENCE: 10004992
DATE OF ISSUE: 15-08-2018
DUE DATE: 14-09-2018
VALUATION: \$990000
VALUATION DATE: 01-10-2013
AREA: 11758.951000ha
RATE GROUP: 8
FIRE CATEGORY: 2
LAND USE: 6500

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
General Rates	990000	0.00542	5,365.80
Differential Rate Category 7 - Rural			
Pest Animal Control	11758.95	0.0055	64.67
STATE EMERGENCY LEVY	1	53.30	53.30
TOTAL RATES and CHARGES			5,483.77
Discount from this notice if paid by 14-09-2018			-536.58
NET payable if paid by 14-09-2018			4,947.19
This Invoice contains GST of \$0.00			
TO BE ELIGIBLE FOR THE 10% DISCOUNT, PAYMENT OF THIS NOTICE IS TO BE PAID AND RECEIVED TO COUNCIL BY			
DUE DATE	14-09-2018	DISCOUNT	536.58
NET PAYABLE			4,947.19

PAYMENTS RECEIVED AFTER 12/08/2018 ARE NOT INCLUDED ON RATE NOTICE.
NOTIFICATION OF CHANGE OF OWNERSHIP RECEIVED AFTER 31/07/2018 MAY NOT APPEAR.
INTEREST ON ARREARS RAISED TO 14/08/2018



Biller Code: 91058
Ref: 10004992

John Kelly
Interim CEO

(ATTACH THIS PORTION TO YOUR REMITTANCE) IF RECEIPT REQUIRED
ASSESSMENT NO. 00501-00000-000 PLEASE TICK BOX ☐
NAME DAMIEN D CURR & BRIDGET K M ADAMS
NEW ADDRESS

Please note hereunder any changes of address

NAME
NEW ADDRESS



Peter Dowling

Peter has been with both Landmark and Elders through the 1980's to early 1990's, working as a stock salesman in Mackay, Winton and Longreach and a Manager in Biloela, Mackay and Hughenden.

Peter started in the Stock & Station agency industry in 1985 and was brought up in the industry with his father and uncle both being Stock & Station agents.

His private agency career started in Cloncurry and continued until 2000 before spending 2 years with Live Export for Wallco, moving to Northern Territory in 2001. Returning from the Northern Territory at the end of 2001 to continue with the Private Agency once again on a full time basis.

Peter is a registered Auctioneer and Real Estate/Property Salesman in Queensland and the Northern Territory.

Disclaimer

This Memorandum has been prepared for the Vendors.

Reference to the Vendor includes to their servants, officers, employees and any person purporting to act on behalf of them.

The term 'Agent' refers to Dowling Livestock & Property and includes their servants, officers, employees and any person purporting to act on behalf of them.

The contents of this report are believed to be accurate. However, because information in this publication and other verbal or written information given in respect of the property ('information') may be inaccurate or incomplete, intending purchasers should note that:

- » The properties and assets are sold in an 'as is/where is' condition (that is, in their present condition and subject to all legal and physical defects).
- » No assurance is given by the Vendor, the Agent or any of their respective officers or employees or consultants that any information is accurate, complete or balanced.
- » You should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, enquiries, surveys and searches.
- » Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property.

- » Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representation or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property.
- » If you make any offer or sign a contract for the property, you will be taken to be not relying on any information (unless otherwise agreed in a written contract with the Vendor).
- » No person is authorised to give information other than the information in this Memorandum.
- » Any information given will not form part of the contract.
- » Nothing in this publication should be taken as a recommendation with respect to the assets or any other matter.

Subject to any law to the contrary, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to this Memorandum and the sale of the properties are excluded and the Vendor and the Agent disclaim all liability to the maximum extent permitted by law.

Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith.

Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information in this Memorandum.

Peter Dowling
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