

Lennox



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Property Details

“Lennox”, 5693 Jericho Dunrobin Road, Jericho.

Location

80km north of Jericho.

Area & Tenure

55,800ha (137,884 acres) - EU Accredited



» Lot 4 on BF76 – PPH expiry date 30/09/2047

Services

Single phase power, STD telephone, twice weekly mail service from Jericho.

Country

“Lennox” is a mixture of Ironbark, Box forest country with areas of Brigalow, Bendee influence that has been pulled and seeded to Buffel grass. There has been approximately 27,720ha (68,496.12acres) of country that has been pulled with 4,046.94ha (10,000acres) developed in the last five years and all seeded to Buffel and Seca.

Water

The property is exceptionally well watered by six bores and fifteen dams ranging in size from 6,000 to 20,000 cubic yards. Five bores are equipped with diesel motors and generators with submersible pumps. The bores are supplying water to approximately 200km of 40, 50 and 63mm poly pipelines to five turkey’s nests and 11 poly and cement tanks which then feed to 57 stock troughs plus the yards and homestead complex.

Oasis Bore

- » Pumps from 30 meters with a single phase submersible pump run by a Hatz diesel generator.
- » Volume approximately 1,000 GPH.
- » Pumping to a turkey’s nest which gravity feeds to troughs in Fuller’s and Oasis paddocks.

Pipeline Bore

- » Pumping depth is 132 meters.
- » Volume approximately 900 to 1,000 GPH.
- » Single phase submersible pump with diesel generator.
- » Supplies water to pipeline, Jack’s and Oasis paddocks.

Water (continued)

Perfume Bore

- » Pumping depth is 158 meters
- » Volume approximately 1,200 to 1,400 GPH
- » Three phase submersible pump with diesel generator.
- » Pumps into turkey’s nest which supplies water to Jack’s, Fuller’s and Oasis paddocks.

Kubota Bore

- » Pumping depth is 182 meters
- » Volume approximately 1,200 GPH.
- » Three phase submersible pump with diesel generator.
- » Pumps into turkey’s nest which supplies water to four dams, Dundah and Brigalow paddocks.

House Bore

- » Pumping depth is 132 meters.
- » Volume approximately 900 GPH.
- » Single phase submersible pump connected to rural power.
- » Supplies water to the house, cattle yards and also pumps into a turkey’s nest which supplies water to mailbox, dry, saddler’s, dip and holding paddocks.

Brigalow Bore

- » Recently installed but currently unequipped.
- » Volume approximately 2,500 GPH.
- » Ready to be used just needs to be equipped with pump and motor.

Fencing

The property is subdivided into twelve main paddocks and seven holding paddocks with approximately fifty-seven kilometres of laneways which connect to the cattle yards. The majority of the fencing is three and four barbs on steel and some wooden posts.

Yards

There are two sets of cattle yards comprising of:

- » Homestead yards which are all steel with concrete floor race, vet crush, scales, undercover working area, with six way draft, calf cradle and race, plunge dip and estimated to have a working capacity of 1,200 head.
- » Jack’s yards which are steel construction with concrete floor race, vet crush, loading ramp, calf cradle and race, six way draft, undercover working area and capable of working 1,000 head.

Improvements

- » The main homestead is six bedrooms with split system air-conditioning, two bathrooms, polished timber floors, kitchen, laundry, lounge room, study, family room and enclosed verandah.
- » Workers quarters are made up of four bedrooms, four bathrooms, kitchen and lounge all air-conditioned with wall mounted systems.
- » Machinery shed.

Cattle included in the sale

- » 1,950 predominantly red Brahman breeders ranging from three to ten years old.
- » 450 predominantly red Brahman heifers No5s.
- » 65 Brahman herd bulls.
- » **12 months to settle on Cattle and Plant at valuation of \$2.4 million**

Plant included in the sale

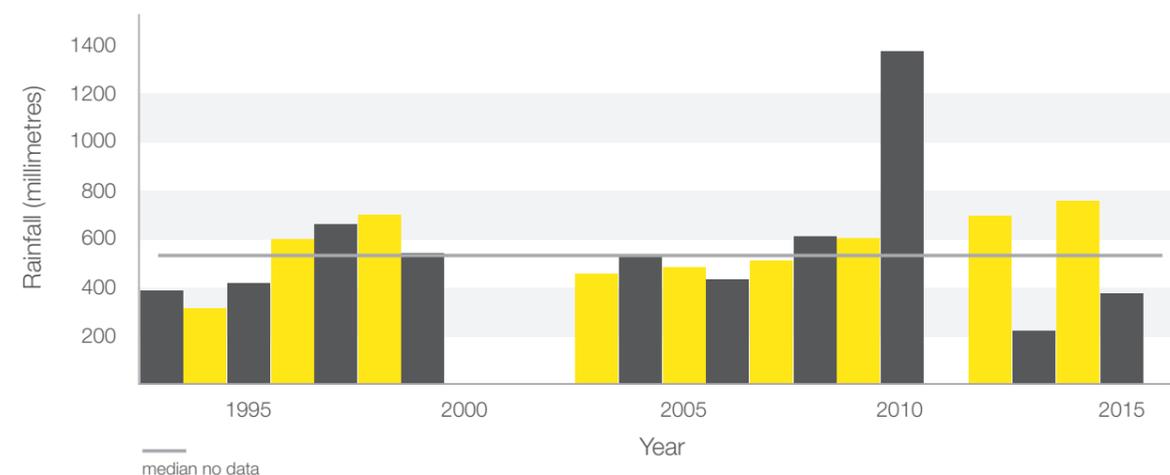
- » Seven tonne Fuso body truck with stock crate
- » Mitsubishi Canter 4x4 truck
- » Tractor and impliments
- » Two registered Toyota Landcruiser tray back
- » One unregistered Mitsubishi canter 4x4 truck
- » 3 Motorbikes
- » Approx. 4km Poly Pipe
- » 3 Solar Panels
- » Assortment of tools in the Machinery shed
- » Furniture in the quarters

Comments

“Lennox” is an ideal calf factory and has the ability to run 3,000 to 4,000 breeding cows with progeny taken off as weaners. The progeny that are sold off “Lennox” have an exceptional reputation and testament to this is the fact that cattle are being sold to repeat buyers year after year.

Rainfall

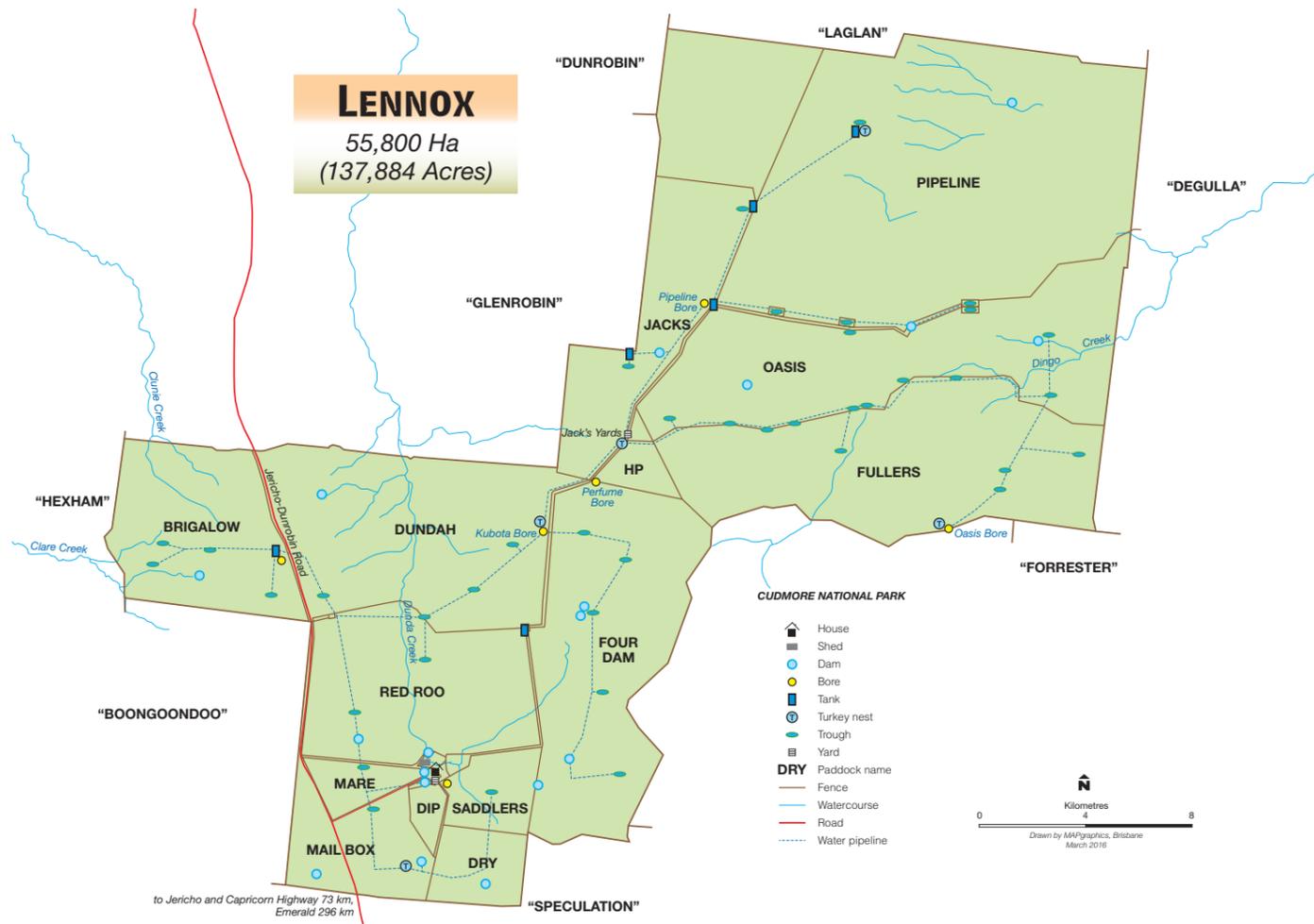
Glencoe (035286) Annual rainfall

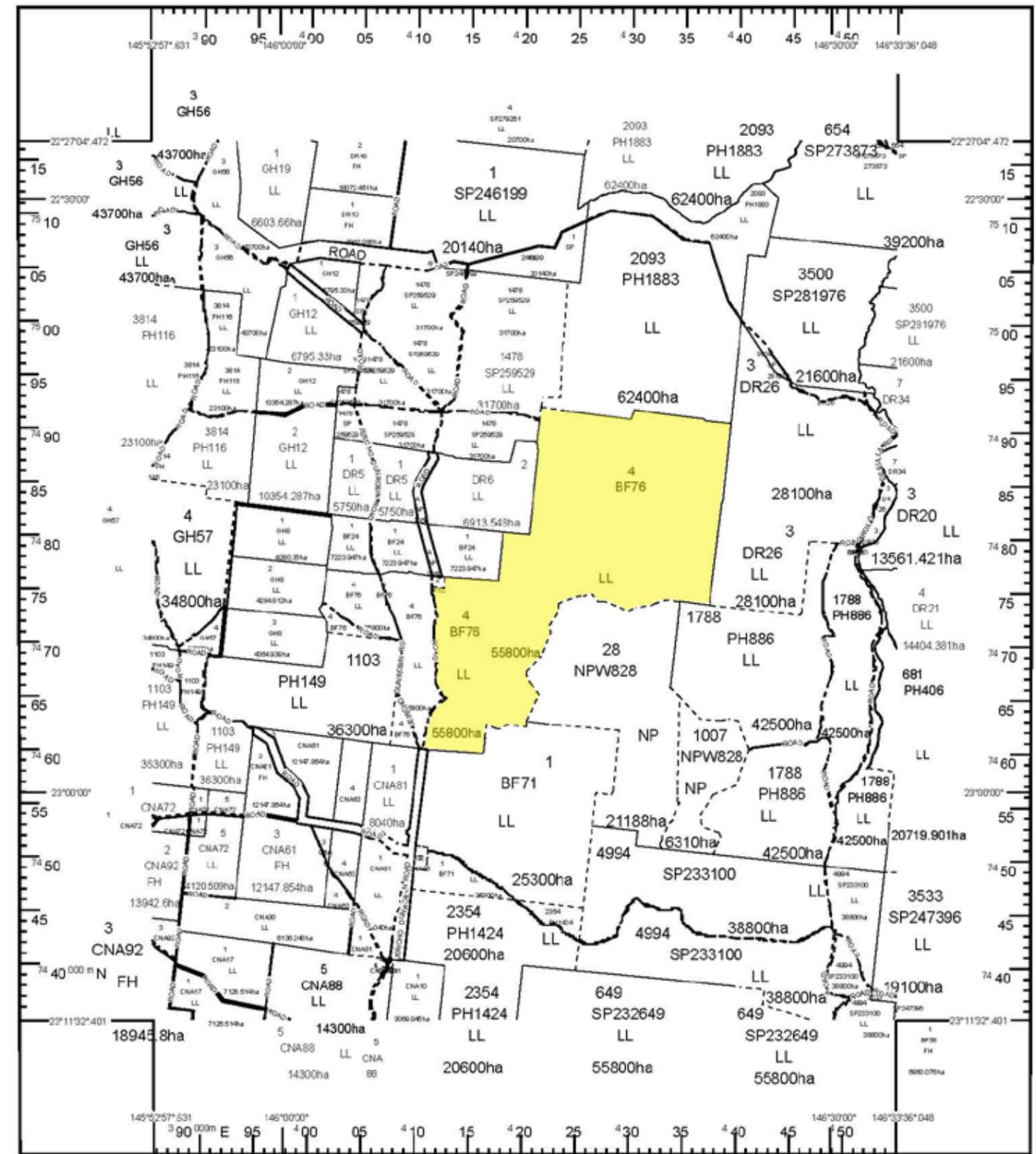


Location Map



Property Map





STANDARD MAP NUMBER
8152-31214

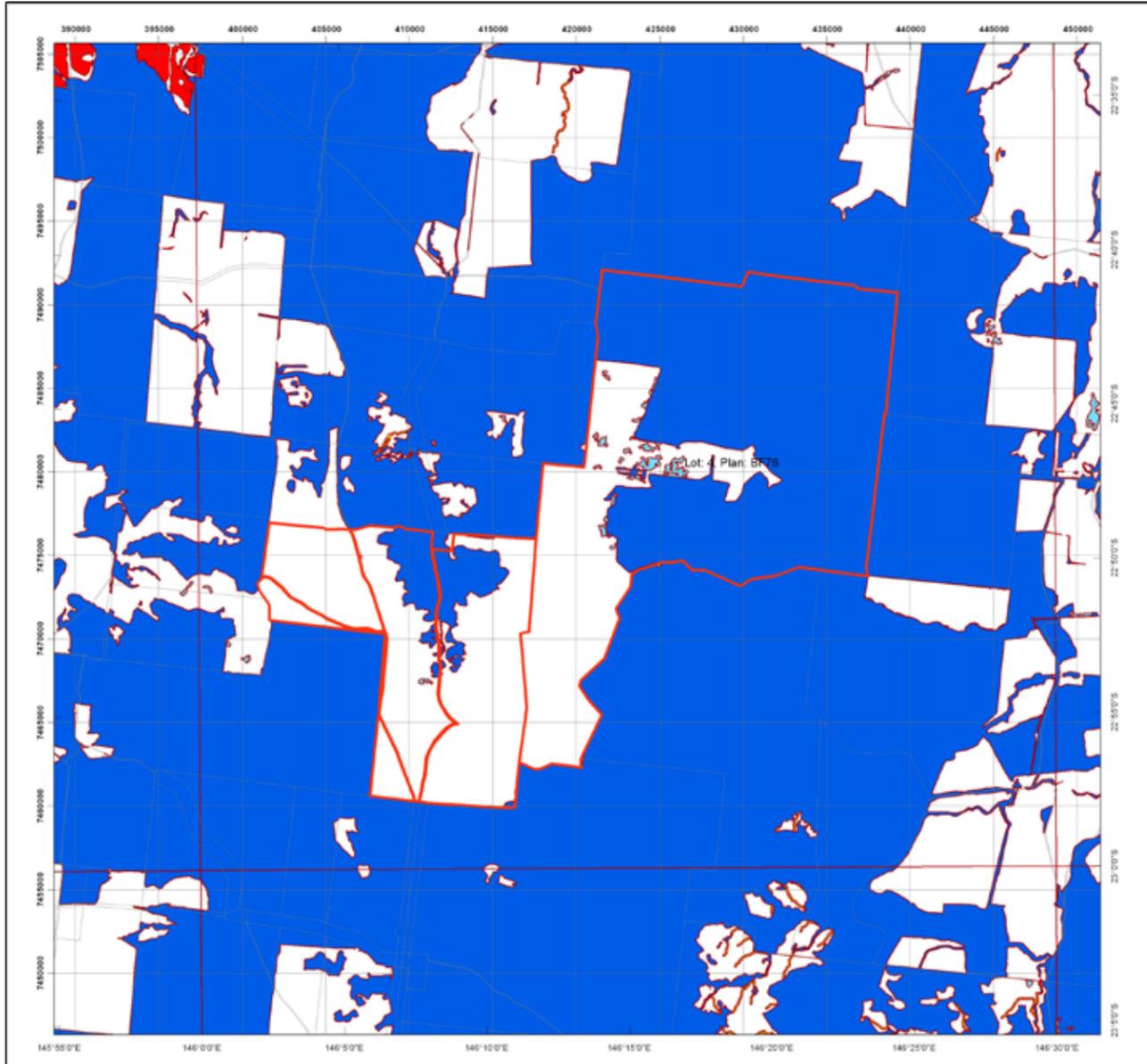
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE: 1:50000

SmartMap
An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base

Queenland Government
(c) The State of Queensland, (Department of Natural Resources and Mines) 2016.

SUBJECT PARCEL DESCRIPTION		CLIENT SERVICE STANDARDS
CCDB	Lot/Plan	PRINTED (ddmm/yyyy) 30/03/2016
	Area/Volume	CCDB 29/03/2015 (Lots with an area less than 8.000ha are not shown)
	Tenure	Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.
	Local Government	Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.
	Locality	For further information on SmartMap products visit http://www.qld.gov.au/property/mapping/blmmap
	Segment/Parcel	





Regulated Vegetation Management Map

Please note, the Government has proposed changes to the Category C and Category R areas which are shown on the Proposed Regulated Vegetation Management Map. For more information on these changes, please refer to the Department's website.

Legend

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Vegetation not regulated under the VMA)
- Water
- Area not categorised
- Cadastral line
- Property boundaries shown are provided as a locational aid only



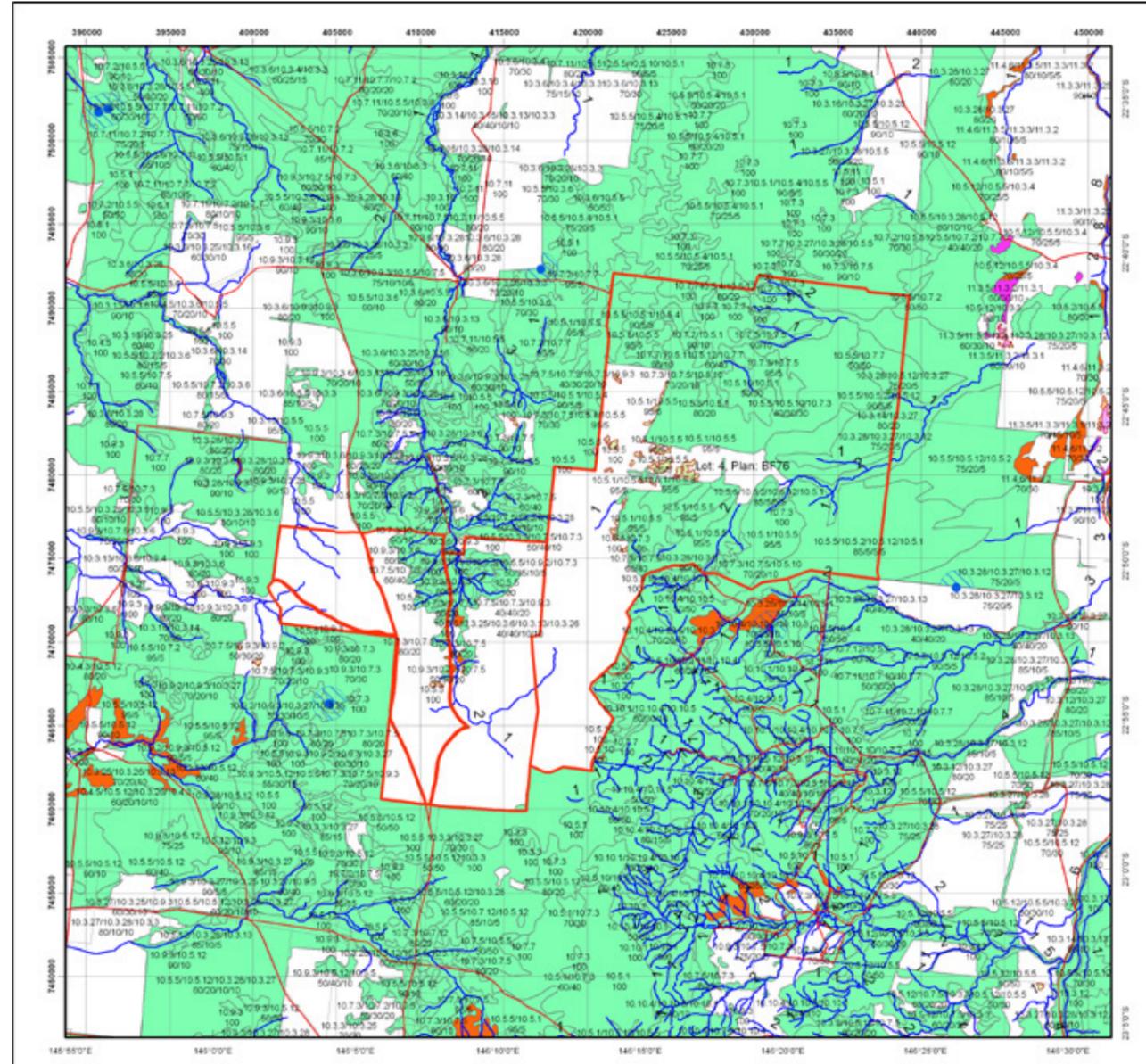
This product is projected into:
 GDA 1994 MGA Zone 55

Disclaimer:
 While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au>

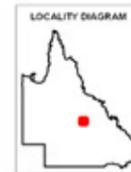
This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH
- These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20A1
- These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- ~ Watercourse on the vegetation management watercourse and drainage feature map (Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:
 GDA 1994 MGA Zone 55

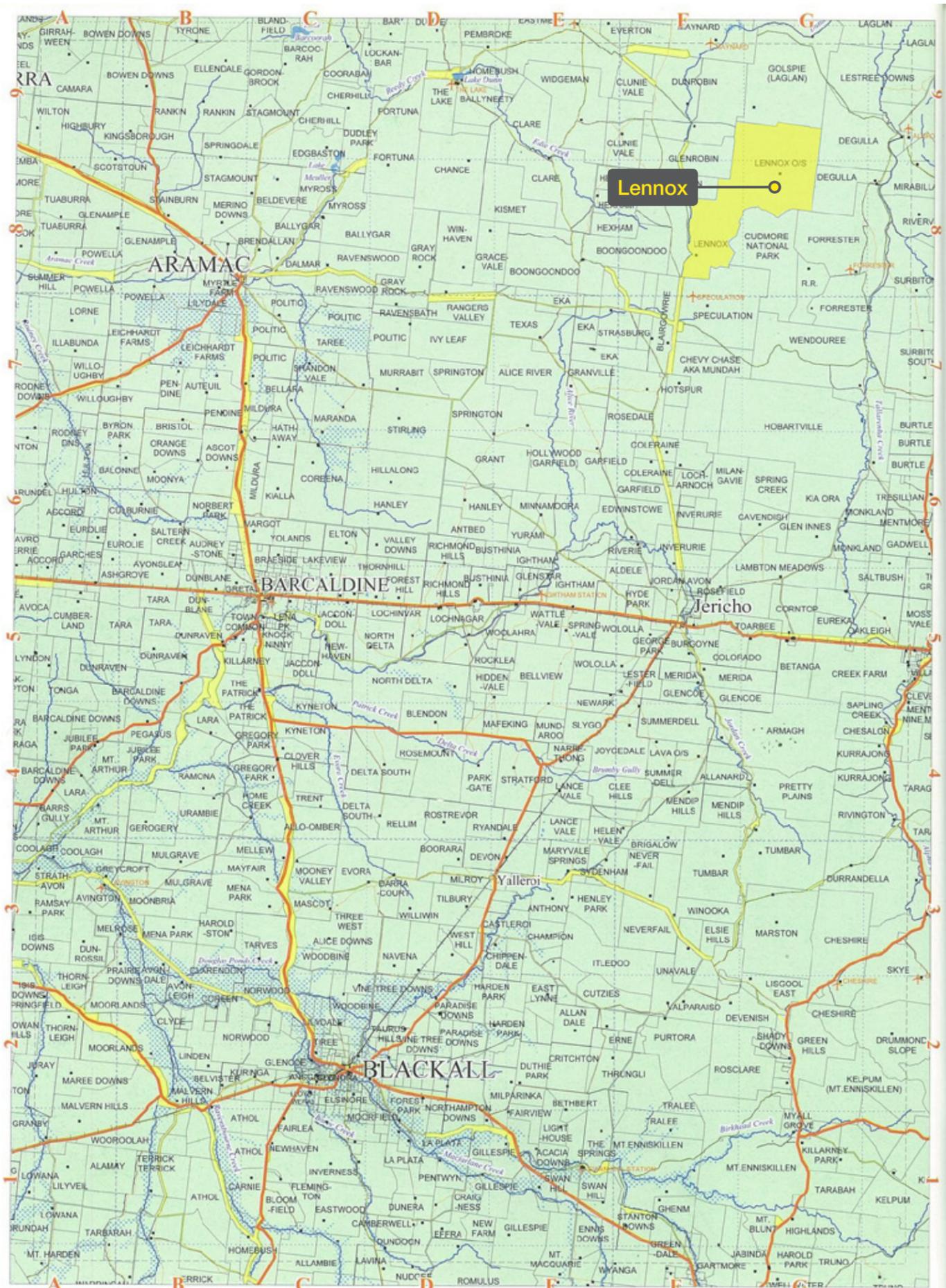
Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem line work has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Line work should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
 While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au>



Lennox

NOTE: Information shown in this atlas is meant as a guide only.
 COPYRIGHT TERENCE ALICK 2008

Map 31
 Approximate Scale: 1:1,000,000

22	23	24
30	31	32
39	40	41





All correspondence to be addressed to the
Chief Executive Officer
 PO Box 191
 BARCALDINE QLD 4725

ABN: 36 154 302 599

Ph: (07) 4651 5600
 Fax: (07) 4651 1778

RATE NOTICE / TAX INVOICE

FOR THE PERIOD
 01-07-2015 TO 31-12-2015

ASSESSMENT NO.: 30621-10000-000
 PAYMENT REFERENCE: 13006366
 DATE OF ISSUE: 21-09-2015
 DUE DATE: 23-10-2015
 VALUATION: \$1450000
 VALUATION DATE: 30-06-2014
 AREA: 55800.000000ha
 RATE GROUP: 402
 FIRE CATEGORY: 2

Property Location and Description
 'LENNOX', 5693 DUNROBIN ROAD, DUNROBIN QLD 4728
 L4 BF76:PH 12/1999:LENNOX HOLDING:PAR CUDMORE,
 SPRINGER, TOOLOONGRA

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
General Rates	1450000	0.004155	6,023.92
Increase capped @ 2.20% on \$5894.25			
Differential Rate Category 8 - Rural			
Emergency Management Levy	1	48.20	48.20
TOTAL RATES and CHARGES			6,072.12
Discount from this notice if paid by 23-10-2015			-602.39
NET payable if paid by 23-10-2015			5,469.73
This Invoice contains GST of \$0.00			
	DUE DATE	DISCOUNT	NET PAYABLE
DISCOUNT WILL BE ALLOWED IF PAID BY	23-10-2015	602.39	5,469.73

Council advises that BPAY payment reference details have changed, please note when making future payments.
 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



Billers Code: 120501
Ref: 13006366

D A HOWARD
 CHIEF EXECUTIVE OFFICER

(ATTACH THIS PORTION TO YOUR REMITTANCE) IF RECEIPT REQUIRED PLEASE TICK BOX Please note hereunder any change of address
 ASSESSMENT NO. 30621-10000-000 NAME.....
 NAME BARRY EDWARD JOHNSON & NEW ADDRESS.....
 NET AMOUNT DUE 5,469.73
 DUE DATE 23-10-2015
 PAYMENT REFERENCE 13006366



DEPARTMENT OF NATURAL RESOURCES
AND MINES
PH: 07 3199 7817
PO BOX 15216 CITY EAST QLD 4002

Date of Issue	Invoice Number
01/08/2015	03404643

Lease number PH 12/1999	Title Reference 17665189	Local Government BARCALDINE REGIONAL COUNCIL	Lot on Plan 4/BF76
Rental Valuation \$ 1,450,000.00	Category 11.2 - PRIMARY PRODUCTION - TERM LEASE,	% 0.75	Next payment to be made by DEFERRAL DATE
Tenure Group ROLLING TERM LEASE - PRIMARY PRODUCTION			Total Amount Payable

005834 043



QUARTERLY LAND RENT

Tax Invoice

Issued on behalf of DEPARTMENT OF NATURAL RESOURCES AND MINES
ABN 59 020 847 551

Account Summary	(see over for details)	
	Balance Prior to this invoice	\$ 0.00
	Interest on arrears as at 01/09/2015	\$ 0.00
	Payments/Adjustments	\$ 0.00
	Amount this invoice (GST exclusive)	\$ 2,031.74
	GST this invoice	\$ 0.00
Total of this invoice	(including GST where applicable)	\$ 2,031.74

Terms Strictly Net 28 Days

Penalties will accrue daily and are compounded monthly on rent outstanding from the due date until the day the rent is paid. Penalty interest rates are variable and are currently set at 9.25%. Failure to pay by the due date/s could also lead to forfeiture action. If you have difficulty in paying this amount, please contact the Department. Please ignore this notice if the account has already been paid.

Please see below for payment methods. Please retain this receipt for your records.

IF PAYING BY MAIL, PLEASE DETACH THIS PORTION AND FORWARD WITH YOUR PAYMENT



*200 060263 10000034046433
AUSTRALIA POST USE ONLY

Next payment to be made by

DEFERRAL DATE

Make your cheque or money order (NOT CASH) payable to "Department of Natural Resources and Mines" and crossed "not negotiable". Forward your payment, together with the bottom section of this invoice to:
DNRM PO Box 15216,
City East Q 4002

BE & KM JOHNSON
"LENNOX STATION"
5693 DUNROBIN RD
JERICO QLD 4728
1 PH 12/1999/1



03404643

For a receipt to be issued please take the whole statement to your local DNRM office or your local Post Office.

Total Amount Payable

\$ 2,031.74



Billers Code: 928549
Ref: 10000034046433
Pay by Phone: Call 1300 276 468



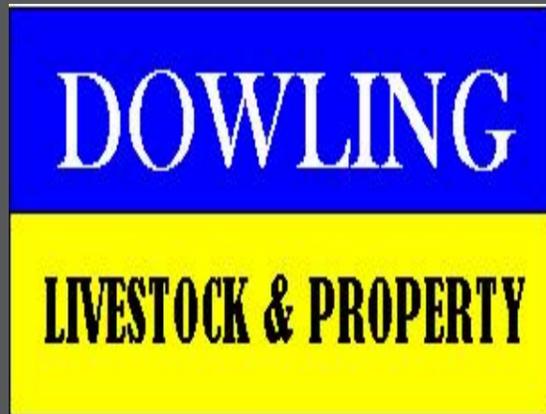
Pay on line via credit card
www.bpoint.com.au or contact your financial institution to make this payment directly from your cheque, savings or credit account

To enable processing of payment by BPay and BPOINT use the payment details provided on this invoice.

BPay only amounts greater than \$50

BPOINT amounts between \$10 and \$100,000





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, Vendors B & K Johnson. 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.

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