

For Private Sale

"Bolwarra"



Top Quality North Queensland Breeding Estate

155 000 Ha / 383 005 Acres

**Lot 2 – BW17, Mareeba Shire, County of Bolwarra & Parish of Abercorn,
Akama, Bolwarra, Cope, Nevill, Reamba and Woorgaman**

To Be Offered W.I .W.O. with Livestock & Listed Station Working Plant

Situation

"Bolwarra" is situated 53km South West of Chillagoe, 200km West-South-West of Mareeba and 288km from Cairns and its international airport.

Area and Tenure

Lot 2 on Crown Plan BW17, Mareeba Shire
County of Bolwarra and Parish of Abercorn, Akama,
Bolwarra, Cope, Nevill, Reamba and Woorgaman

Title Reference: 17669170

Tenure:

Leasehold: 9/5518

Commencement Date: 1st April 1986

Term: 50 Years

Area: 155 000 ha

Conditions: Nil

Rates & Rent

Rates - \$14 850 per annum

Rent - \$5 705.40 per annum

Services & Facilities

"Bolwarra" features several advantageous services and facilities including satellite television reception, AUSTAR, telephone and fax service as well as an all-weather airstrip. Mareeba is a major service centre for the region with educational facilities, medical and professional services, close proximity to saleyards on a weekly basis, plus state of the art feedlot.

Rainfall

The annual rainfall is 35 inches (875mm) for "Bolwarra".

Country

"Bolwarra" is a well developed property split into 24 main paddocks with principally undulating Ironbark and Bloodwood ridges to extensive areas of Box flats interspersed with good sand ridges.

"Bolwarra" holds a good body of grass, consisting mainly of black spear, red spear, kangaroo and summer perennial grasses with introduced legumes of Secca Stylo, Verano and Wincassia. Since 2004, 40 000 acres has been aerial seeded with Secca Stylo with 20 000 acres already being seeded this year.



Waters

Water is a feature of "Bolwarra" with an abundance of natural water and more than 50 dams (some spring fed) being constructed on the property in the last 10 years. "Bolwarra" has 40km of double frontage to permanent water holes in the Lynd River, with the Sandy Tate River running in the wet season. There are 10km of double frontage to the Dickson and Rocky Creeks with permanent water holes, 25km double frontage to Pinnacle Creek, and also double frontage to the Big Black Gin Creek with semi-permanent holes. Underground water is present and is utilised through wells.

Fencing

Fencing is also a feature of the property with the entire boundary secured by fencing or natural barrier. Internal fencing is in good order with some being new. Most of the major dams have fencing around them, which is an integral part when mustering to hold cattle.



Yards & Camps

HOUSE CATTLE YARDS:

The yards are mainly steel construction with undercover draft, crush and branding area, plus weighing scales. They are well watered with a turkeys nest to trough and sprinklers. The capacity of these yards is 3 000 head.

HERMAN YARDS:

Like the House Yards, these yards are of steel construction, have a fully undercover working area, an extensive watering system and has a capacity of 3 000 head.

HERMAN'S CAMP:

Herman's Camp is of steel construction, has a cemented floor and all required amenities.

PICCANINI YARDS:

These yards are also of steel construction with portable panels, holding yards and an 800 head capacity.

LIGHTING FLAT CAMP:

This camp is of steel and timber construction with a cemented floor and all required amenities.

VANS YARDS:

Vans Yards include portable panels, a branding cradle and an overhead race draft.



Livestock

Approximately 11 861 head of cattle are included in the sale, consisting of:

- 10 243 Breeders
- 1 274 Calves
- 344 Bulls

The breeders include 3 399 PTIC cows and the bulls include approximately 60-70 Charbray.

All cattle are treated for Botulism.

Carrying Capacity

"Bolwarra" has a core herd of Brahman cattle with a carrying capacity of 20 000 head. This includes cows, calves, weaners, joined heifers and bulls.

With additional fencing, water points and pasture improvement, the carrying capacity can be further improved.

Management

"Bolwarra" can be operated smoothly with three staff. The property practically runs itself when not mustering. General day to day duties include the well-being of cattle, repairing fences, checking waters, distributing supplement and reporting to the manager.

Throughout mustering, staff numbers may increase to eight, which is sufficient and economical to complete the job. Mustering occurs twice a year: April to June and August to October.



Paddocks

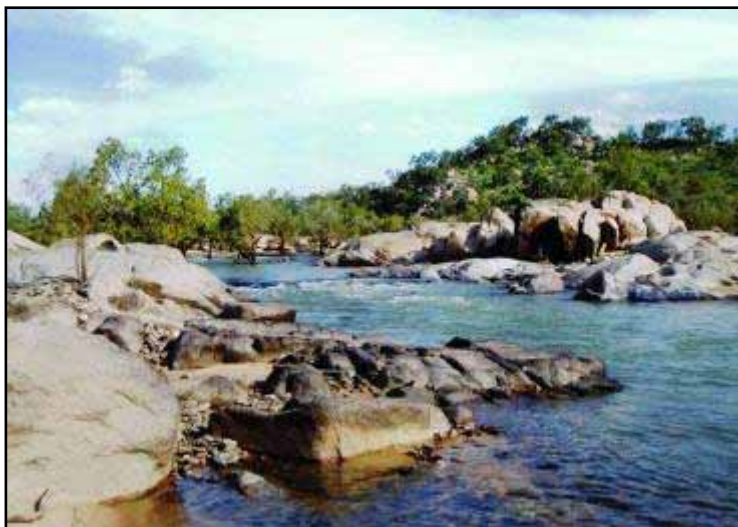
PADDOCK NAME	TYPE	WATER	HOLDING SQUARE	USE
Dam	Black Spear Couch Kangaroo Grass Summer Perennial Grasses Secca Verano	House Dam	No	Work Horses
Jail	Black Spear Kangaroo Grass Red Spear Summer Perennial Grasses	Tea Tree Soaks	N/A	Holding Paddocks
Horse	Wincassia Black Spear Secca Verano Summer Perennial Grasses	Spring	N/A	Work Horses
Orchard	100 Mango Trees Summer Perennial Grasses	Spring	N/A	Milkers & Horses
Beach	Wincassia Secca Verano Black Spear Summer Perennial Grasses	Trough from Aerodrome	N/A	Brood Mares
Dry	Black Spear Secca Verano Summer Perennial Grasses	Trough from Aerodrome	No	Weaners
Stud	Black Spear Secca Verano Summer Perennial Grasses	Trough from Aerodrome	No	Weaners
Air Strip	Buffel Wincassia Secca Verano Black Spear	Trough from Aerodrome	N/A	Tailing Weaners
Nine Mile	Black Spear Kangaroo Grass Verano Secca Summer Perennial Grasses Blue Grass	Nine Mile Dam Lance's Dam Lloyd's Dam Nine Mile Creek	Yes No Nil Nil	Young Cattle
Fortune	Black Spear Red Spear Kangaroo Grass Secca Verano Summer Perennial Grasses Blue Grass	Fortune Dam Spring Dam Jim's Dam	Yes No No No	Young Cattle
Hubert's	Black Spear Kangaroo Grass Verano Secca Summer Perennial Grasses Wincassia	Hubert's Dam Sedan Dam Pinnacle creek	Yes Yes N/A	Young Cattle
Little Hubert's	Secca Verano Black Spear Summer Perennial Grasses	Access to Hubert's Dam	N/A	Holding Paddock

Paddocks Cont.

Main Road	Black Spear Kangaroo Grass Secca Verano Summer Perennial Grasses Blue Grass	Jam Tin Dam Peter's Dam	Yes Yes	Young Cattle
Top Verano	Black Spear Red Spear Secca Verano Wincassia Urichloa Summer Perennial Grasses Blue Grass	Newman's Dam Trough from Lighting Flat	No N/A	Holding Paddock Weaners Spell Horses
Horse	As Above	Trough from Lighting Flat Dam	N/A	Horses
Fanny	As Above	Fanny Dam	N/A	Horses Brood Mares
Bottom Verano	As Above	Lighting Flat Dam	Yes	Holding Paddock
Spear	Black Spear Kangaroo Grass Red Spear Secca Verano Summer Perennial Grasses	Lost Dam Middle Dam Spook Dam Storm Dam Ladies Dam Quartz Blow Dam Bugger Dam Brownies Dam	No Yes Yes Yes Yes No N/A Yes	Breeders
Dickson	Black Spear Kangaroo Grass Red Spear Secca Verano Summer Perennial Grasses Blue Grass	Victor's Dam Tiger's Dam Snake Gully Dam Kangaroo Creek Dam 3 Mile Dam Stony Bay Dam Lynd River Dickson Creek Binalu	No No Yes No Yes Yes N/A N/A	Breeders
Old Bolwarra Area	Black Spear Couch Red Spear Kangaroo Grass Summer Perennial Grasses Blue Grass	Kevin's Dam Pillar's Waterhole Scarden's Waterhole Mt William Dam Duffer's Dam Parallel Dam Cattle Camp Dam Lynd River Rocky Creek	No Yes No Yes No No No N/A N/A	Breeders
Van's Dead Horse Area	Black Spear Red Spear Giant Spear Kangaroo Grass Secca Verano Summer Perennial Grasses Blue Grass	Van's Dam Sulphide Cap Dam Dead Horse Dam Corner Camp Spring Bluff New	Yes No No Yes	Breeders
TATE RIVER				

Paddocks Cont.

4 Mile (New Fence on the Herman's Boundary)	Black Spear Red Spear Giant Spear Couch Summer Perennial Grasses Blue Grass	Syd's Dam Red Dam 6 Mile Dam 5 Mile Dam Green Ant Dam Old Brownies Dam Tate River	No Yes Yes Yes No No	Heifers
Herman's Area	Black Spear Red Spear Giant Spear Couch Summer Perennial Grasses Kangaroo Grass Secca Blue Grass	4 Mile Dam 10 Mile Dam Gin Gorge Dam Beattie's Dam 8 Mile Dam Lake Shepherd Dam Boundary Dam Herman's Dam Dingo Dam Poker Dam Morris's Dam George's Dam Twin Peaks Dam Pyramid Dam Tate River Gin Creek	No No No No Yes No No Yes Yes No No Yes Yes Yes	Breeders
Piccaninny Area	Black Spear Red Spear Giant Spear Couch Summer Perennial Grasses Kangaroo Grass Secca Blue Grass	Jackass Dam Hamil Spring Dam Goanna Dam Ebony Dam Green Swamp Dam Tate River Lagoons	Yes Yes Yes No Trap Yard	Breeders



Plant

All plant and equipment is maintained and in working order. The following equipment is included in the sale:

- 32ft Dog Trailer
- 1 x Mitsubishi Grader
- 2 x 1998 Toyota Landcruiser Utes
- 1 x 1994 Landcruiser Ute
- 1 x 2010 Makindra 4WD Tractor
- 1 x 6 Wheel Drive Acco Truck with Hiab crane & 7 tonne capacity bulk bin for loose dry supplement
- 100 x Portable Panels
- 1 x MIG Electric Welder
- 1 x 10.5KVA Lister Generator
- 1 x 35KVA John Deere Power Plant (Based at Main Homestead)
- 1 x New 25KVA John Deere Power Plant (Based at Main Homestead)
- 1 x Honda Generator
- 1 x Greenfield Ride-On Mower
- 1 x Electric Pump on the Well
- 1 x Mono Pump powered by an electric motor
- 1 x Hydraulic Post Driver
- 1 x Proline Digger
- Extensive Workshop Equipment including Drill Press, Oxy, Chainsaws and Sundry Tools
- IBM computer with Satellite Internet Connection and Printer
- Fax Machine
- Filing Cabinets
- Household Furniture & Camp Items

Improvements

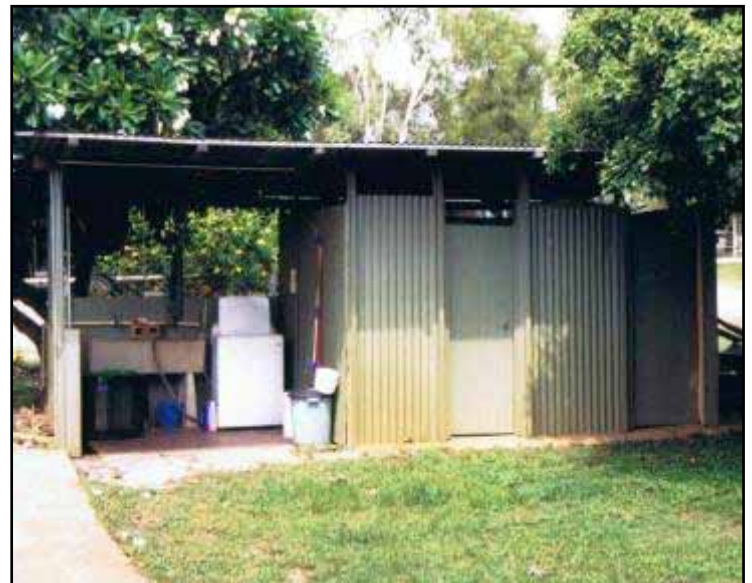
The main homestead on "Bolwarra" is a large red brick estate set in established gardens. It has five bedrooms, plus an office. The homestead is fully air-conditioned.

Other housing on "Bolwarra" includes the overseers' house and workers' quarters. The overseers' house is a two storey home with 3 bedrooms. The house is fully air-conditioned with all new air-conditioners. The quarters are of five bedrooms with amenities and are also fully air-conditioned with all new air-conditioners.

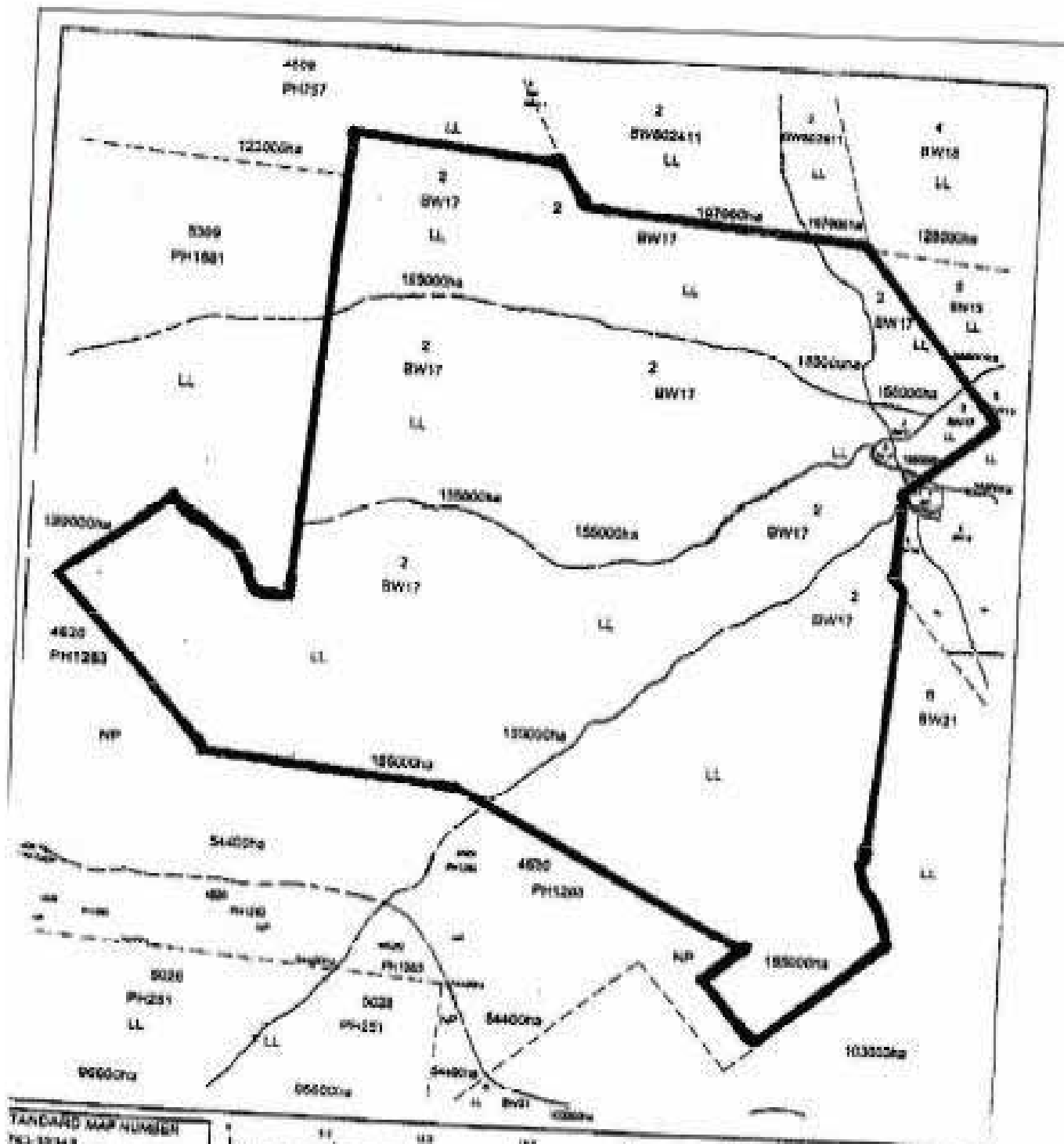
Electricity is supplied to these buildings by diesel generators (2 x single phase power).

Other buildings include:

- Butcher shop with a large cold room attached
- Large Machinery Shed including a well equipped workshop with a saddle and feed shed attached
- Stables and Horse Yards
- A large shed at the house yards for storage of hay and supplement
- Camps, which are maintained at the outlying yards and all improvements are in first class order



"Bolwarra" Map 3



STANDARD MAP NUMBER
PS1-12345



COMPOUND

North arrow pointing up and slightly right.

Compound symbol: a cross with a dot in the center.

34

SUBJECT PARCEL DESCRIPTION

CODE	02017
AREA/HA	100000
LAND USE	WATER/LOCAL
LOCALITY	BOLWARRA
OWNER	STATE
STATUS	UNDEVELOPED
PREVIOUS	02017

CLIENT SERVICE STANDARD

PROPERTY INFORMATION 100000
 Comprehensive information for the property
 owner and/or tenant. Includes details of
 the property and any other relevant information.
 CODE 02017

LEGEND

[Symbol]	[Description]
[Symbol]	[Description]

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"Bolwarra" is undoubtedly regarded as a leading, large scale North Queensland property. The core herd of Brahman breeders, under good, sustainable management, has resulted in a constant high calving percentage. "Bolwarra" is located in a safe, reliable rainfall area with great access and close proximity to southern markets. With the combination of sound management, good improvements and a quality herd, "Bolwarra" certainly offers the opportunity to acquire an exceptional, high quality property.