

**For Private Sale**

# **"Somerville"**



**Breed, Background & Fatten**

**29 234 Ha / 72 237 Acres**

**PPH 23/4311 Lot 4311 Crown Plan PH162  
County of Yappar & Parish of Saxby**

*"Somerville"*

**To Be Offered for Private Sale with Working Plant, Bare of Livestock**

## Situation

"Somerville" is situated 90km North of Richmond, 440km East of Mt Isa and 605km West of Townsville. The "Somerville" Homestead and yards are 10km from the Richmond to Croydon road and has bitumen to the boundary.

## Area and Tenure

PPH 23/4311

Lot 4311 Crown Plan PH162

County of Yappar & Parish of Saxby

Title Reference: 17667148

Tenure: Leasehold

Commencement Date: 1<sup>st</sup> January, 1964

Term: 53 Years Expiring 31<sup>st</sup> December, 2016

Area: 29 234.5 Hectares (Surveyed)

72 237 acres

Conditions: The lessee shall, during the whole term of the lease, maintain all improvements on the holding existing at the commencement of the lease in a good and substantial state of repair.

## Rates & Rent

Rates - Richmond Shire \$6 100.96 per annum (2011)

Rent - Richmond Shire \$5 806.20 per annum (2011)

## Services & Facilities

Services include STD telephone, satellite broadband internet, single phase power with a Lister backup generator, bi-weekly mail service to the homestead from Richmond. Richmond has a Hospital, State Schooling to Grade 10, Day Care Centre, 2 Grocery Stores, 2 Hotels & 3 Motels, Saleyards & Liveweight Selling Facilities. Richmond also has great recreational opportunities via Lake Fred Tritton, Football, Racing, Pony, Bowls & Golf Clubs. Richmond has commercial air services to and from Townsville and Mt Isa 3 times a week. There is also an 800m air strip located close to the homestead complex. Karumba Port Facility is 480km north and Longreach Saleyards are 490km to the south.

## Rainfall

The annual rainfall average for "Somerville" is 600mm.



# Country

“Somerville” comprises of an equal balance of broken black soil downs, Gidgyea and Bauhinia Forest country. The property is timbered with mostly edible timbers including Bauhinia, Beef Wood, Tea Tree, Conkleberry and low growing shrubs.

“Somerville” is well grassed with Buffel Grass, Curly Mitchell, Flinders Grass, Forest Mitchell, Seca Stylo, White and Black Spear, and perennial annual herbage. The property has been seeded with various Buffel varieties, Seca and Verano Stylos.

On the Northern and Western sides of “Somerville”, there is frontage to Express Creek. The river frontage complements a heavy stand of Buffel grass set amongst lightly timbered Gum and Box tree flats.



# Waters

Water is a feature of "Somerville" with 4 flowing bores reticulating through 90kms of 63mm poly pipe to 18 turkey's nests and 26 troughs. The water system has been professionally designed and delivers water to troughs at a minimum of 2L per second, enabling large mobs of cattle to be sufficiently watered at any watering point with ease. All cattle have the ability to be fed lick via water medication on "Somerville".

Numerous creeks also run through the property providing various semi-permanent wet season waters. There is one open dam and 2 semi-permanent swamps that are located on the western end of the property. Yellow Gully, Black Soil Gully, Gillespie's Gully and Cudgeegglomera Creek run through "Somerville".

## BORES:

**House Bore:** The house bore is approximately 305m deep with a water pressure of 28 PSI. Two 2.2hp electric motors are connected to a mains power Grundfos multistage centrifugal pump, which draws from the bore and delivers water to 8 turkey's nests and the cattle yard sprinkler system. A pressure pump system supplies water to the houses. Water is also fed to two dams at the house for watering large mobs of cattle. Water is also delivered under bore pressure to the yards and troughs.

**New Bore:** The new bore is approximately 180m deep and water is at 10 PSI. A helical rotor pump on a yanmar diesel engine draws from the bore and delivers to 3 turkey's nests.

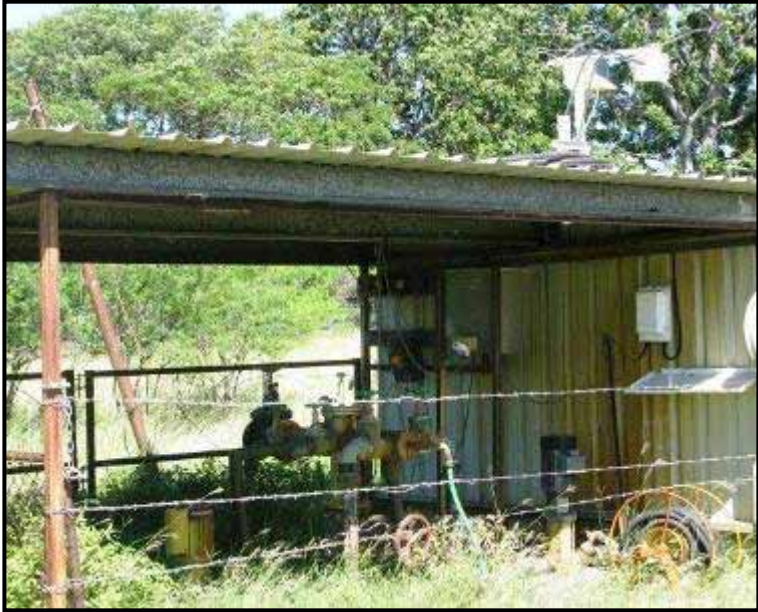
**Downs Bore:** The bore is approximately 300m deep and water is at 30 PSI. A helical rotor pump also on a yanmar diesel engine draws from the bore and delivers to 3 turkey's nests. Some water is also delivered under pressure through 63mm poly to 8 watering points.

**North Bore:** The north bore is approximately 296m deep and water is at 30 PSI. The water is delivered under bore pressure to 3 turkey's nests.

**One Open Dam:** This open dam is fed from the Express Creek overflow and can be found in Dam Paddock.



# Waters Continued



# Fencing

The boundaries are in excellent condition being mostly new, whilst the internal fencing is in good to new condition. Some remaining cells from previous owner's management are still evident in the south eastern corner of "Somerville". The property is fenced into 8 main paddocks with numerous holding paddocks.

The fencing on "Somerville" comprises a combination of electric and barbed wire. The electric fences are two wires on solar energizers. A laneway system links paddocks to the yards.



# Fencing Continued



## Yards

The cattle yards are in good condition. Established trees in the well shaded yards assist in working cattle in cooler conditions. Permanent steel, cable, wood and panels complete the bugle shaped yards. The yards include a V race with 6 way draft, pound draft, calf cradle, separate vet testing and weighing crush. A sprinkler system and 4 troughs complement the yards. There is a steel loading ramp and significant holding yards. The cattle yards will comfortably handle 2000 head at any one time.

Close to the yards are horse stables, horse arena and a round yard.

The cattle yards are located 10km from the bitumen which comes right to the boundary.



## Livestock

- Nil

## Carrying Capacity

“Somerville” presents many grazing opportunities because of its quality country. The vendor estimates 6000 backgrounders can be run on the property in a typical year with an equivalent of breeders if this is your preference.





# Buildings & Improvements

There is substantial staff accommodation as well as sheds for machinery and storage.

The main homestead on "Somerville" is a low-set 5 bedroom residence. The house includes timber floors, rumpus room, air conditioned office and an external cold room. Downstairs is concreted with a laundry and 2.5m x 2.5m cold room. It is a comfortable family home with a cool open plan design, set in a large, well shaded, easy care garden with established trees depicting relaxation. A separate self-contained, air conditioned donga provides very comfortable guest accommodation, set in the homestead gardens.

## Other housing includes:

**High House:** This high house consists of 3 bedrooms, dining room, kitchen and bathroom, with a school room and office downstairs. All rooms are fully air-conditioned. The house also has a well-established, low maintenance garden.

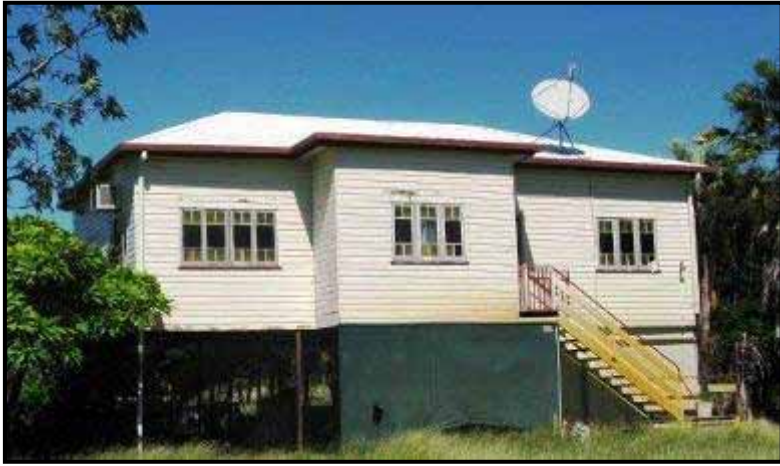
**Manager's House:** The 5 year old Manager's home has 3 bedrooms with air conditioning throughout. It is a 2 piece transportable house with external sleep out and carport. It also has an established, low maintenance garden.

**Staff Quarters:** There are 2 fully self-contained staff quarters on "Somerville". These are air-conditioned donga rooms with a bedroom and bathroom each. There is another 2 staff quarters with an external bathroom and laundry. The staff quarters will sleep 4 men. There is also a kitchen between them.

Other buildings on "Somerville" include an 8m x 14m Hay/Lick Shed, machinery shed and workshop. There is also an 800m airstrip.



# Buildings Continued



# Plant

The following extensive list of equipment is included in the sale:

- Toyota Landcruiser Ute 97 Model – Registered
- Toyota Hilux Ute 95 Model – Not registered
- Hino 6t truck with 3t molasses mixer & crate
- Kubota 90HP Power assist Tractor with 4 in 1 bucket and forks
- Steel Carry All
- 1 x Honda TRX 350cc Quad Bikes
- 1 x Quad Spray Tank
- Honda CRF 230cc 2 Wheeler
- Cox Ride On Mower
- 1 1/2t Molasses Mixer (Towed)
- Lister KVA Lighting Plant 21.5hp
- Yanmar Diesel TF50 Mono Aboveground Pump
- Welding/Oxy Trailer
- Electric Welder
- 2 x 24t Molasses Storage Tanks
- 1 ½" Honda Molasses Pump
- 2 000 Gallon Diesel Tank
- 1 200 Gallon Unleaded Tank
- Workshop Tools & Materials
- Windmill Materials
- Sundry Steel
- Sundry Poly Fittings
- Electric Fence Units
- Quantity of Steel Pickets
- Quantity of Electric Fence Wire
- Quantity of Barb Wire
- Yanmar Diesel TF60 Mono Aboveground Pump
- 2 x Electric Grundfos CR4-80 Pumps
- 6 x Normprim Water Medication Units (1xSemi-permanent, 2 x portable)



# CURRENT STATE TENURE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 11208732  
Search Date: 24/03/2011 15:53

Title Reference: 17667148  
Date Created: 21/10/1995

## DESCRIPTION OF LAND

Tenure Reference: PPH 23/4311

LOT 4311 CROWN PLAN PH162  
County of YAPPAR Parish of SAXBY  
Local Government: RICHMOND

Area: 29234.500000 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

No Future Conservation Area

Purpose for which granted:  
NO PURPOSE DEFINED

## TERM OF LEASE

Term and day of beginning of lease

Term: 53 years commencing on 01/01/1964

Expiring on 31/12/2016

## REGISTERED LESSEE

Interest

Dealing No: 711756405 27/06/2008

MICHAEL HARVEY SERGEANT  
KIM-MAREE WEBSTER

1/2  
1/2

AS TENANTS IN COMMON

## CONDITIONS

M76 The lessee shall, during the whole term of the lease, maintain all improvements on the holding existing at the commencement of the lease in a good and substantial state of repair.

## ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Lease No. 17667148
2. MORTGAGE No 711756415 27/06/2008 at 12:45  
PERMANENT CUSTODIANS LIMITED A.C.N. 001 426 384 TRUSTEE  
UNDER INSTRUMENT 711756415

# CURRENT STATE TENURE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

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## ENCUMBRANCES AND INTERESTS

3. SUB LEASE No 712973358 05/01/2010 at 14:25  
BRIAN ALLEN CORBETT  
LORRAINE ELLEN CORBETT JOINT TENANTS  
OF THE WHOLE OF THE LAND  
TERM: 23/11/2009 TO 30/06/2011 OPTION NIL

## ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710677443	WATER NOTICE WATER ACT 2000	13/06/2007 12:54	CURRENT
711622644	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/05/2008 09:42	CURRENT

UNREGISTERED DEALINGS - NIL

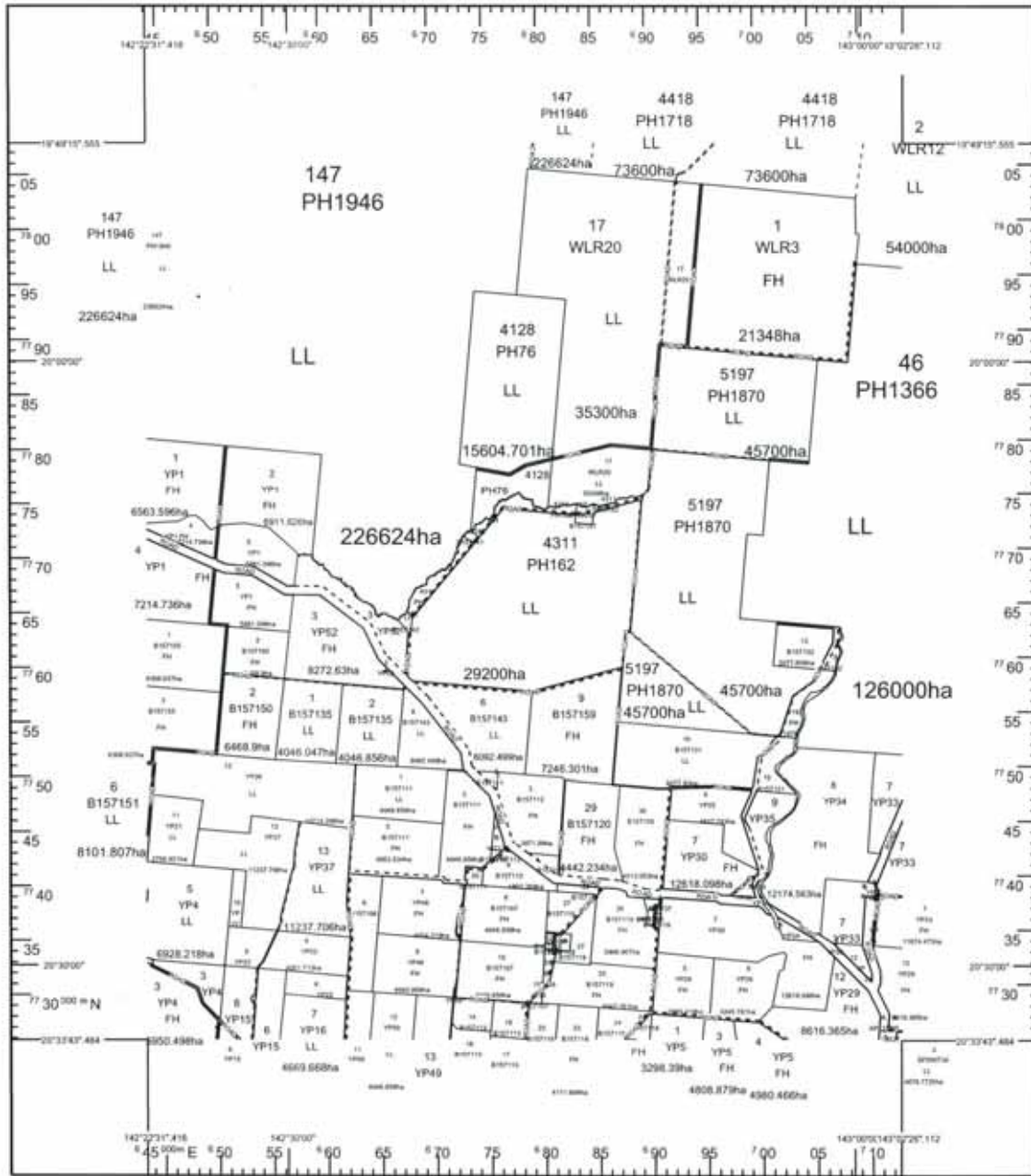
Caution - Charges do not necessarily appear in order of priority

\*\* End of Current State Tenure Search \*\*

Information provided under section 34 Land Title Act(1994) or  
section 281 Land Act(1994)

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Requested By: SHANE STAFFORD

# "Somerville" Situation Map



STANDARD MAP NUMBER  
7457-42241

MAP WINDOW POSITION & NEAREST LOCATION



### SUBJECT PARCEL DESCRIPTION

DCDB LotPlan 4311PH162  
Area/Volume 29200ha  
Tenure LANDS CEASE  
Local Government RICHMOND SHIRE  
Locality CAMBRIDGE  
Parish SAXBY  
County YAPPAN  
Segment/Parcel 3711

### CLIENT SERVICE STANDARDS

PRINTED (88969999) 24/03/2011

DCDB 23032511 (Lots with an area less than 3,000ha are not shown)

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## SmartMap

An External Product of SmartMap Information Services

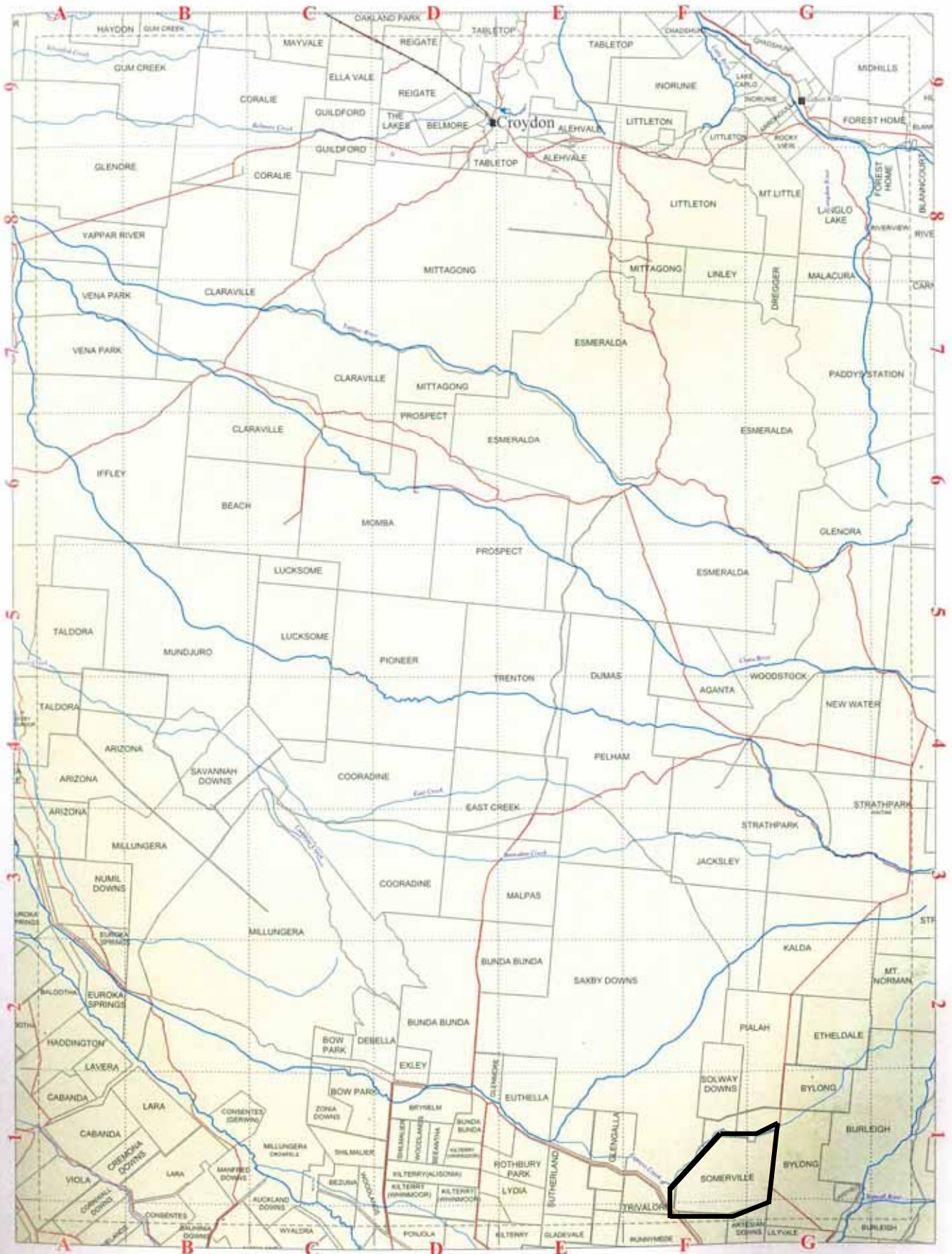
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government

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# "Somerville" District Map



NOTE: The road and railway alignments are indicative only.  
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Map 14  
Approximate Scale: 1:1,000,000



8	9	10
13	14	15
20	21	22







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**Email: Staffsb@bigpond.com**

## **CONTACT:**

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*"Somerville" is undoubtedly regarded as one of the top quality breeding and back-grounding properties situated on the rarely available northern side of the Flinders Highway. Its excellent situation above the tick line offers great opportunities for large scale northern breeders to drop large numbers directly into top quality country to grow out stores to feeder weights or better. "Somerville" is in the renowned top supply area for artesian water which complements the quality of the country. This is why "Somerville" is so highly regarded amongst northern cattlemen.*