

MORRIS FAMILY PARTNERSHIP

Information Memorandum

Kandimulla
Morris Family Partnership

2018



3114 MIDDLE ROAD, MITCHELL QLD 4465

Information Memorandum – “Kandimulla”



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South Fifers – March 2010

1. Summary

The property Kandimulla was originally split from Bonus Downs station and balloted off for closer settlement in the 1960's for the running of Sheep and/or Cattle. At the time of issue of the lease, the property was identified as a "living area" running 5400 DSE and had an area of approximately 15,000 acres of the holding which trees had been previously destroyed. The property was sold in 1980 to the family of the current owners, as a sheep grazing enterprise to diversify a family partnership with Grain and Cattle interests on the central highlands.

After dissolution of this partnership, the property transferred to Neville and Lainie Morris in 1987, the property is now run as a partnership between Lainie and her son, Kent. Development in the 1980's lifted the carrying capacity from 5400 DSE to 7000 DSE. In recent years, the focus has been on running a self replacing wool sheep enterprise and dry cattle with opportunity agistment of cattle when available.

Extensive water infrastructure has been installed in the last 5 years to ensure that Kandimulla is exceptionally safe country in variable seasons. The reserves of mulga, as well as the large areas of Non Remnat vegetation ensure that Kandimulla is a property that remains productive in all years. The inclusion of the property inside the V Gate Collaborative Area Management Group, sees the property fully enclosed within a cluster with other landholders who are committed to controlling the impact of wild dogs. Kandimulla is a property that offers versatile options for production in a wide variety of seasons.

Kandimulla has been held by the Morris family for 38 years, and is offered for reluctant sale to amicably dissolve a family partnership, and allow for the retirement of Lainie, and for Kent to pursue other interests.

Table 1 – Satellite Map

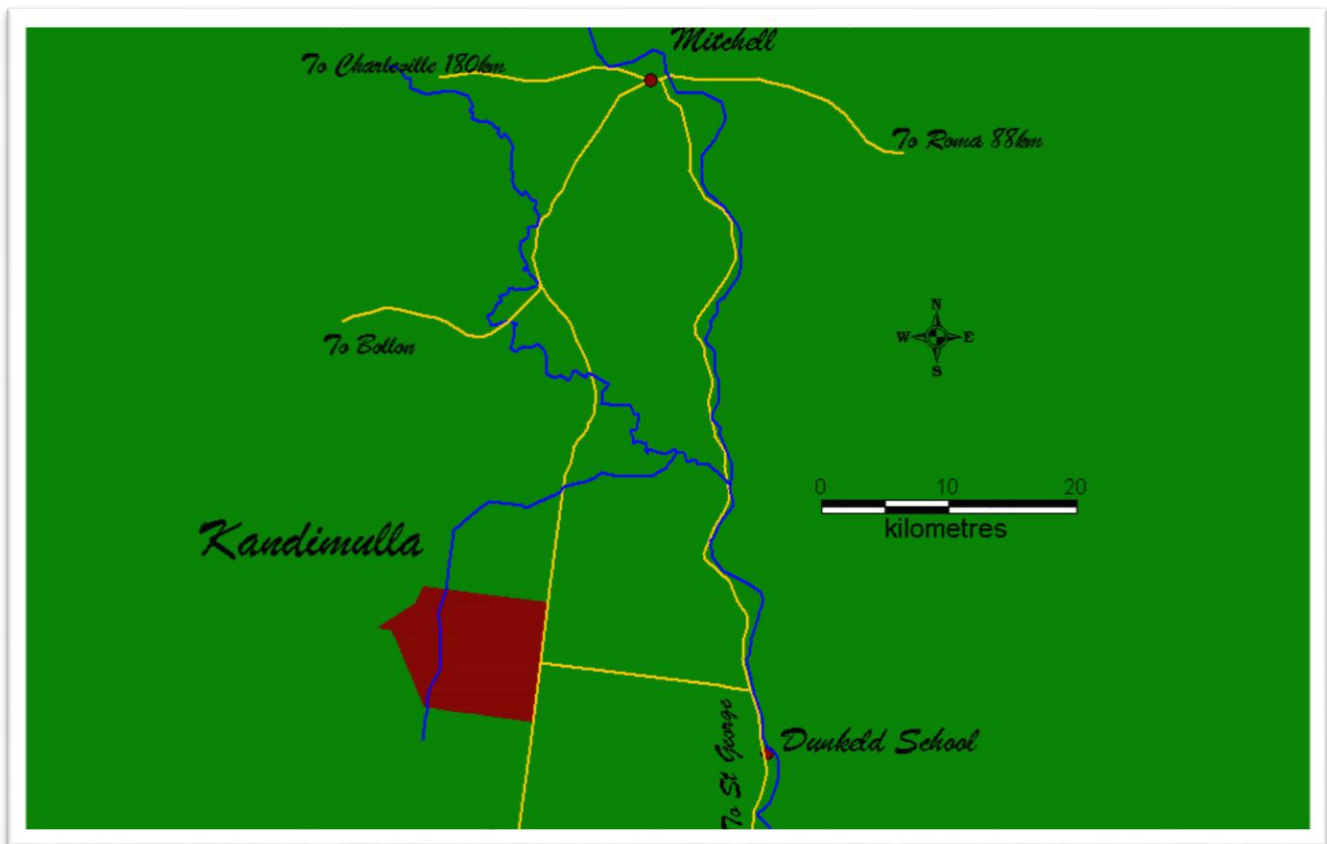


2. Property details

Location and services

Kandimulla comprises a 9703 hectare (approx 24000 acre) Grazing Homestead Perpetual Lease and a 200 Hectare (approx 500 acre) Permit to Occupy. The property is located approximately 56 kilometres south of Mitchell on the Middle road (Approx 41km Bitumen, 8km formed all weather road, 7km property access road) services to the property include:

- Rural power
- STD Phone
- Satellite TV
- Twice weekly mail from Mitchell
- Satellite Internet
- Limited Next 4 Mobile coverage
- Primary school At Dunkeld (21km to School bus, 28km to school)
- Hospital, Stock and Station agents, Rail freight, services, etc. at Mitchell
- Weekly store and prime cattle sales at Roma (144km)



Area and vegetation cover

Topographically, Kandimulla comprises gently undulating sedimentary loam soils with some areas of heavier clay to chocolate loam soils. An area of approximately 6,631 hectares (approximately 16,380 acres) (66%) is mapped as Category X Vegetation, with regrowth of varying thickness. An area of 2,979 Hectares (approximately 7,362 acres) (30%) is mapped as Category B (remnant) Vegetation.

The remaining 4% of the area comprises an area of 62.75 Hectares mapped as Category C vegetation (High Value Regrowth) and an area of 257 hectares mapped as “remnant under section 20AH of the Vegetation Management Act”. This area is mostly country that has been cleared for fodder, and does not contain sufficient vegetation cover to be considered remnant,

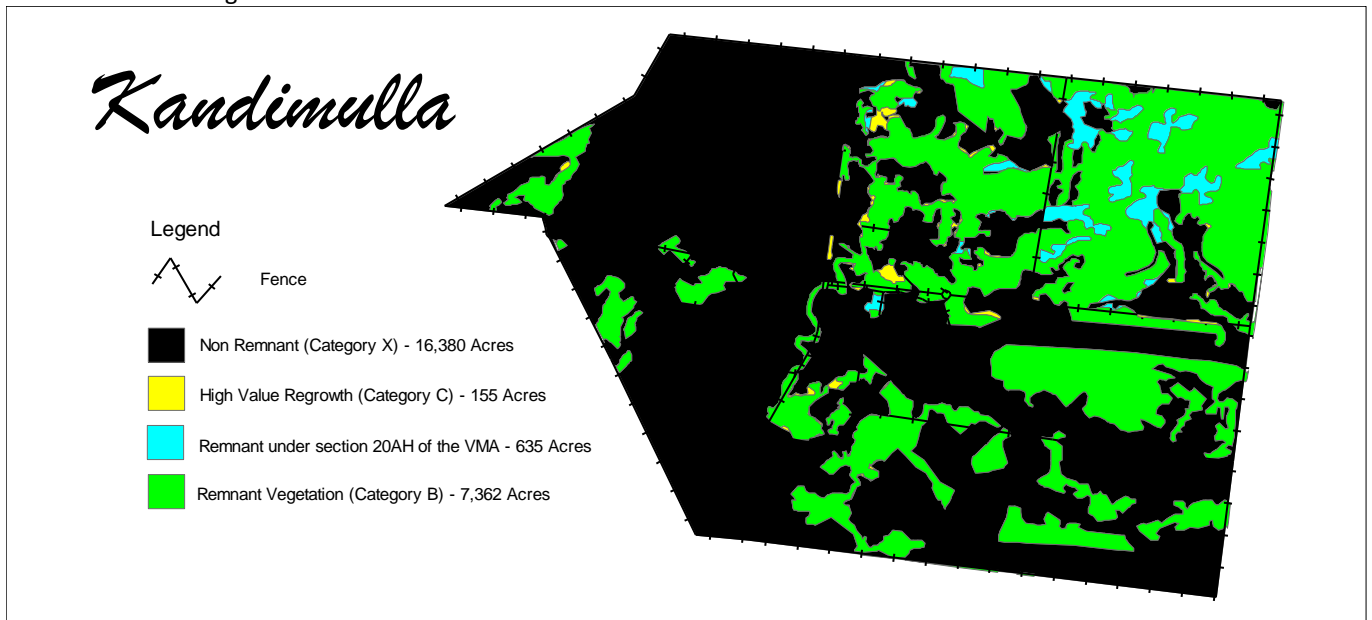
but is “locked in” as remnant vegetation.

The majority of the Category B (Remnant) areas of the property predominantly comprise regional ecosystems containing Mulga, which can be harvested for fodder under a fodder permit.



Previously Cleared Mulga Country – Number 6 – (2010)

Table 2 - Vegetation Cover

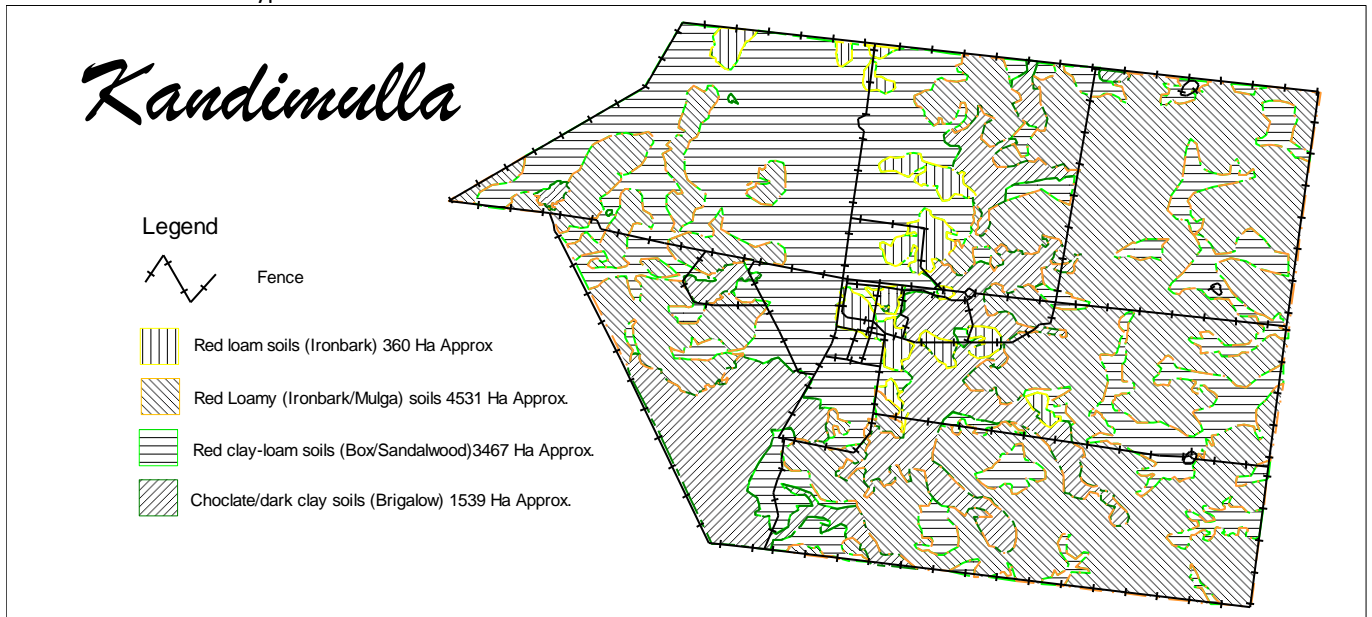


Soils

Soil tests for Kandimulla have been undertaken by QMDC as part of a Landcare project, and are available upon request. Soils on Kandimulla are generally defined in 4 categories as follows:

- Box/sandalwood
- Brigalow
- Ironbark
- Ironbark/Mulga

Table 3 – Soil types



Box Sandalwood soils

Box sandalwood soils are generally a red duplex loam soil of varying depth with some areas of higher clay content. These soils are of moderate fertility and form the interface between the Brigalow soils and the Ironbark/Mulga soils. Native grasses on this soil type include Kangaroo Grass, Blue grass and Forest oat grass. These soils are suited to the establishment of Buffel grass and Urochloa pastures.

Brigalow soils

Brigalow soils are generally chocolate brown to grey clay soils varying in depth and are generally the highest fertility soils on the property. These soils comprise a mix of black to grey clay soils rising to areas of red clay with occasional areas of loose rocky clay and melon holes. Desert limebush, Sandalwood and Wilga sometimes populate the interface zone between the Brigalow and Box/Sandalwood soils.

The heavier soils are prone to beneficial flooding from Johnson’s creek and grow prolific stands of Nutgrass and channel millet, while the grey to red soils grow grasses such as Blue Grass, Brigalow grass, Button Grass and five minute grass. The lighter Brigalow soils are ideally suited to the establishment of Buffel grass, Urochloa and silk sorghum.

Ironbark Soils

Ironbark soils are generally red loam soils of reasonable depth and are of moderate fertility. These soils occur in the higher areas within the Box/sandalwood soils and are generally of a similar nature. Native grasses in these soils include Blue grass, Kangaroo grass and Mulga Oats. These soils are suited to the establishment of Buffel grass and Urochloa pastures.

Ironbark/Mulga Soils

Ironbark Mulga Soils are generally fine red loams found with some areas of pea gravel. These soils are generally the shallowest soils of the lowest fertility on the property but produce high value native grasses such as Mulga oats and Mulga Mitchell but without the bulk of the other soil types. These soils are sensitive to fire but it appears that they are suitable to the establishment of Urochloa Grass pastures.



Johnsons creek – Kandimulla, 2011

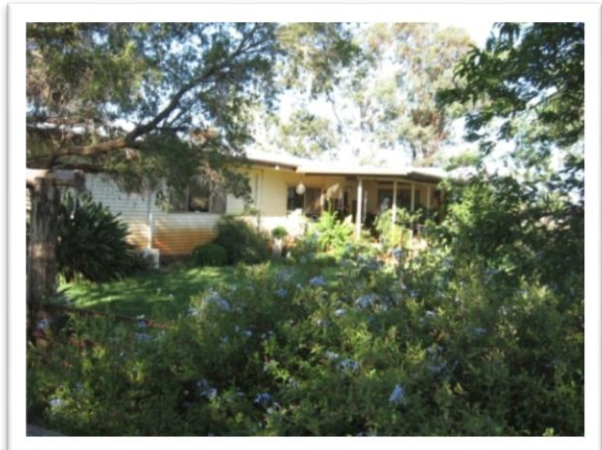
Structural improvements

Structural improvements on Kandimulla are generally well maintained and in good working order and comprise as follows:

- Spacious 3 bedroom fibro home, 2 bathrooms and built in cupboards throughout. Breezeway, office, Large Lounge/Dining room with open fireplace and split system air conditioning in the living area and air conditioning in the master bedroom. Large windows to gather plenty of outside light and polished timber floors in the living room and bedrooms. Covered concrete patio/verandah all set in fenced yard with established gardens.
- 2000 gallon tank providing bore water to the house via a pressure pump
- 2000 gallon overhead tank to provide dam water garden and stock
- 1 x 10,000 gallon and 1 x 2000 gallon rainwater tank
- 18 m x 7 m wood and iron workshop and carport in good condition with Mains power connected. Divided into 3 rooms and a 2 bay workshop.
- 18 m x 8 m steel machinery shed in excellent condition with Mains power connected
- 12m x 21m wood and iron construction shearing shed equipped with 2 electric stands powered by a generator Motor all in fair condition (the shed was originally a 5 stand shed, driven by overhead gear. Additional stands could easily be installed if required)
- Steel and timber Sheep yards to work 2000 head in fair condition.
- Timber and temporary steel cattle yards equipped with 4 way race draft, branding cradle, headbail and steel ramp all extensively rebuilt in last 5 years to work 300 head in good condition.
- Sundry sheds and outbuildings to cover 150m²
- Steel goat yards to work 500 head in good condition.



Workshop and machinery shed – Kandimulla



Kandimulla House and Gardens – 2009

Water Improvements

Water infrastructure is a significant feature of the property, with extensive works having been undertaken in the last 5 years. A feature of the property is that almost every paddock on the property has access to at least 2 dams, and at least 2 troughs supplied with bore water.

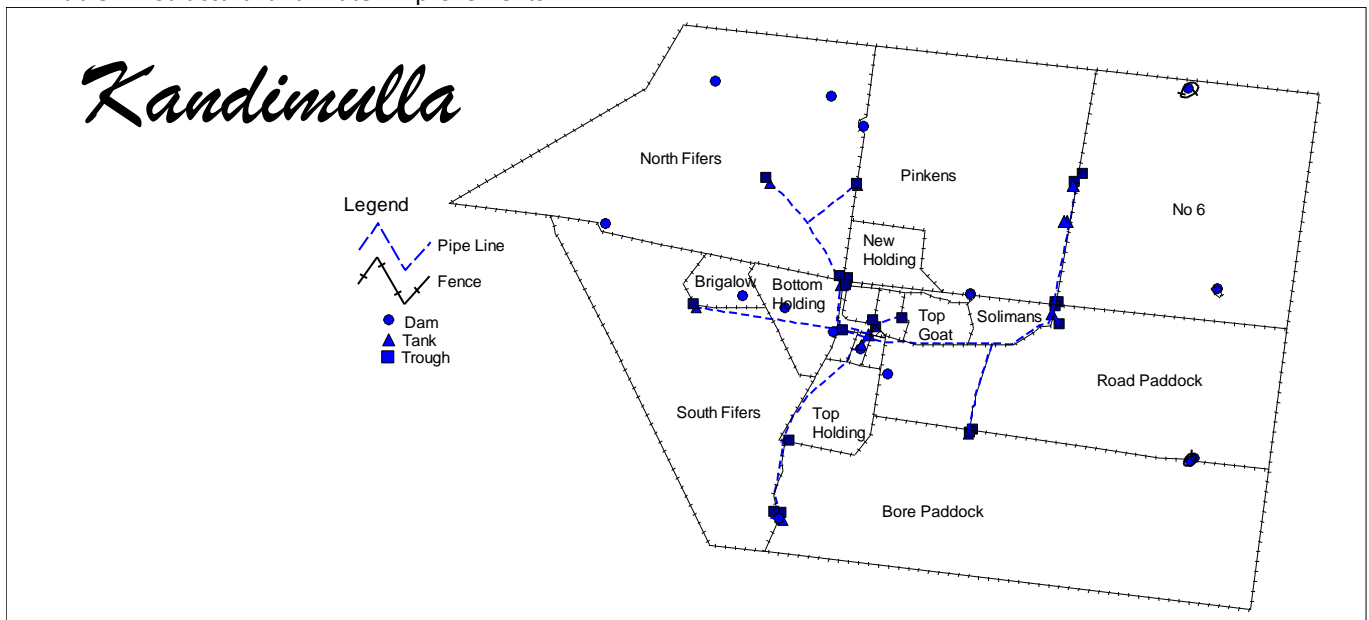
The homestead complex is watered from 2 dams, 1 equipped with Windmill and a second equipped with a petrol pump. Bore water is also supplied to the homestead complex.

Water infrastructure is as follows:

- Artesian bore (Ceased to Flow) equipped with a Deutz diesel motor and Pomona turbine pump.
- Reticulation system from the bore comprising:
 - Mono pump
 - Gallager water monitoring system and pump controller
 - 25,000 gallon Heritage steel tank with poly liner
 - 13 polythene tanks from 1000 gallon to 5000 gallon
 - 21 troughs comprising a mix polythene and concrete
 - 21 kilometres of Poly Pipe
- 12 dams from 2500 to 15,000 yards, of which:
 - 1 dam desilted and enlarged in the last 2 years
 - 1 dam constructed within the last 5 years
 - 1 dam desilted and enlarged in the last 4 years
- 3 small backup holes

Further detail on the water infrastructure can be found in section 6 – Water Schedule of this document.

Table 4 – Structural and Water improvements



Fencing

Fencing on Kandimulla comprises a mix of prefabricated wire and plain/barb fencing.

Boundary fencing

The boundary fence is approximately 40km long. 30.7km is shared boundary and 9.3km is sole boundary fronting the Middle road and has been renewed with 6 wires on steel posts.

Fence details are as follows:

- 5.5km comprises new Warratah exclusion fencing, 1.5m high with top barb and hinged apron on Warratah GIO posts at 7m with a length of 90mm drillsem at 200m spacings and galvanized steel end assemblies.
- 9.3km of the boundary comprises steel posts with 5 plain and 1 barb wire and Lightning droppers in good condition.
- 4.9km comprises steel posts with 5 plain and 1 barb wire on steel posts, with 8-90-30 hinged joint fencing attached and 2 electric standoff wires (maintained by the neighbour)
- 3.75km comprises 11-15-15 hingejoint on steel posts with a barb attached top and bottom with 2 electric standoff wires (maintained by the neighbour)
- 7.4km comprises wood posts with 2 barb and 4 plain wires in good condition.
- 9.75km comprises wood posts with 1 barb and hingejoint wire in fair condition.



New Exclusion Fence – Fairview Boundary – August 2017

Internal fencing

The internal fencing on Kandimulla comprises approximately 54km and contains a mix of fencing types as follows:

- 18.17km of 6 wire fence on steel posts comprising 5 plain 1 barb with lightning droppers in good condition
- 2.1km of 6 wire fence comprising 4 plain, 2 barb on steel posts in good condition.
- 15.4km of 8 line hingejoint on steel posts with 1 plain and 1 barb goat fence in excellent condition
- 6.5km 5 wire fence comprising 3 barb, 2 plain on steel posts with Waratah droppers in fair condition.
- 6.2km 6 wire fence comprising 5 plain 1 barb on wood posts in good condition.
- 1.6 km 6 line hingejoint on steel posts with 1 plain and 1 barb in good condition.
- 1.1km hingejoint fence on wood posts with 1 plain and 1 barb in good condition.
- 2.8km 6 plain wire on wood posts in poor condition, needs replacement.



Silk Sorghum, blade ploughing – Road Paddock 2008

Timber treatment

Timber treatment on Kandimulla can broadly be split into 4 sets of events and comprise a mix of methods details are as follows

Ringbarking

When Kandimulla was split from Bonus Downs station in the 1960's the lease identified an area of 15,000 acres of previous clearing on the property. This country was ringbarked and sucker bashed in the 1930's and 40's. A large percentage of this country has retained its open nature to this day and it is now estimated that approximately 7100 acres of this country retains its open nature and approximately 4800 acres shows regrowth. The balance has either been pulled or been left to revert to remnant.

Pulling

The country pulled on Kandimulla was first pulled in the late 1980's some country was repulled in the 1990, and another section pulled in 2008. Most recently, 1000 acres of regrowth was repulled in 2017. Approximately 3200 acres was pulled in the 1980's to 1990's, approximately 1000 acres was burned in the late 1990's. 1000 acres was repulled in the late 90's, Approximately 770 acres was repulled pulled in 2009 and approximately 1000 acres was repulled in 2017.

Pushing

Approximately 260 acres was pushed for fodder in 2009/10 in Number 6 paddock and is shown as white on the Vegetation management report an additional 180 acres was also pushed at this time and is mapped as “remnant under section 20AH of the VMA”. Approximately 3700 acres of non remnant (Category X) vegetation was pushed in 2013/14 mostly In the Bore Paddock and the Road paddock and South Fifers, with a small area in Pinkens.

Blade Ploughing

An area of approximately 900 acres of previously pulled country in 3 separate patches was Blade ploughed by a local contractor in 2006 and sewn to Silk Sorghum at 1kg/acre, urochloa at .5kg/acre and Buffel to .5kg/acre.



Blade Ploughing – Kandimulla, August 2006

Mapping variations

An area of approximately 520 acres of mostly Brigalow country has been identified as Non remnant and locked in on a PMAV. No clear clearing history for these areas can be identified but, as non remnant category X vegetation, it can be cleared.

3. V Gate Collaborative Area Management Group

Kandimulla is a member of the V Gate Collaborative Area Management Group, which acts as the “Body Corporate” for the V Gate Collaborative Area Management custer fence. The fence forms approximately 5.5km of boundary, between Kandimulla and Fairview.

The construction of the fence was made possible by a grant of funds from the Maranoa Regional Council as part of the Maranoa Region Collaborative Area Management Project, which received funding from the Queensland Feral Pest Initiative.

As a member of this association, it is incumbent upon the vendors to ensure that any contract of sale includes the obligation for the purchaser to enter into the agreement with the association under the same terms as the vendor.

This will be facilitated through a “Deed of Assignment” executed by the Vendor, the Purchaser, the Association and the Maranoa Regional Council. The Deed and the Collaborative Area Management Contract are included in Attachment 5.

The V Gate Collaborative Area management Group covers an area of 222,000 acres and includes 13 properties. The fence is 130km long, and adjoins the Wallum-Neabul cluster to the south and the Mungallala Creek cluster to the west.

Membership of the cluster also requires some reporting obligations, which are:

1. Total lambing/Kidding/Calving numbers for each calendar year (aggregated with other group members)
2. Total number and class of livestock (aggregated with other group members)
3. Data from a Photo Monitoring point

Other obligations under this agreement include:

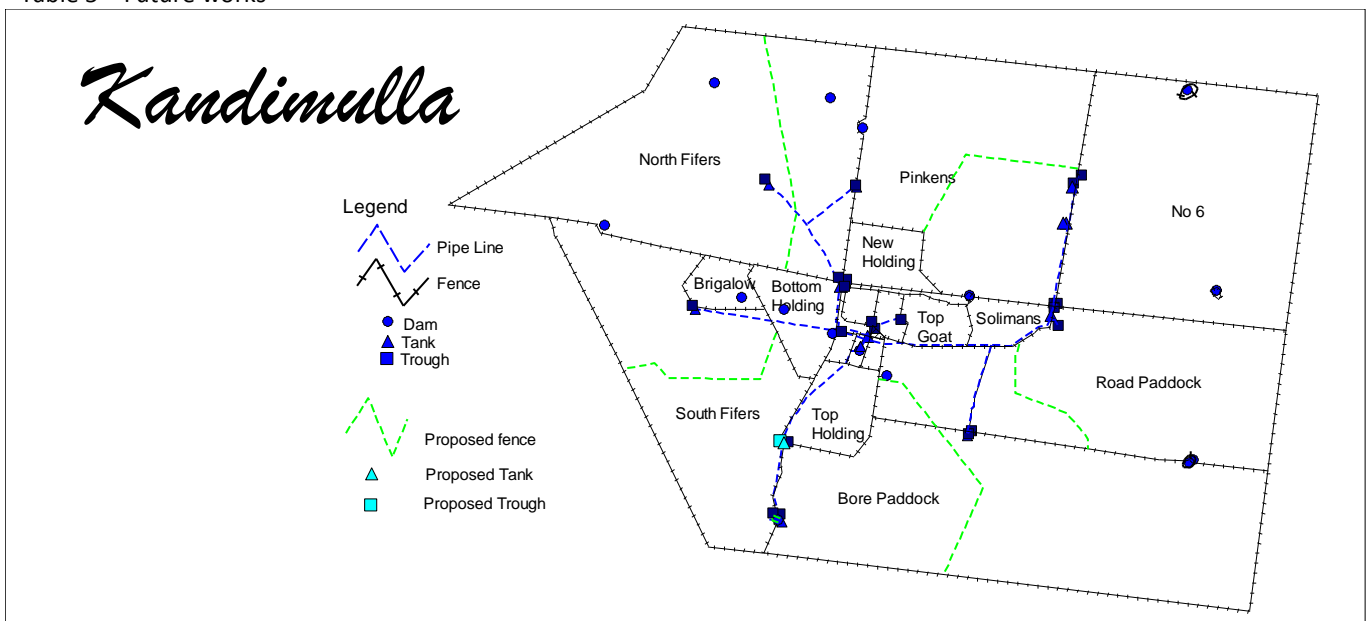
1. Participation in control programs for pests
2. Contribution to the maintenance fund (as set by the group at the AGM)
3. Reporting of any wild dog signs or sightings to the group
4. Monitoring and routine maintenance of the section of the cluster fence forming the boundary of the property.
5. Consent for any pest control – operators working on behalf of the group to enter the property (e.g Trapper)

4. Future Works

Kandimulla forms part of the Johnsons Creek Sub-Catchment Planning Group and the current owners have participated in a Sub Catchment Planning process and have developed an Individual Property Management Plan (IPAP) a significant portion of the works have been completed as part of this IPAP, however, approximately 20km of fence identified under this IPAP remains uncompleted. While the funding round of the current sub-catchment plan has expired, the IPAP allows the property owner the opportunity to work with the Mitchell And District Landcare group to source grant funds to complete the projects. All of the remaining fenclines identified as part of the IPAP have been cleared.

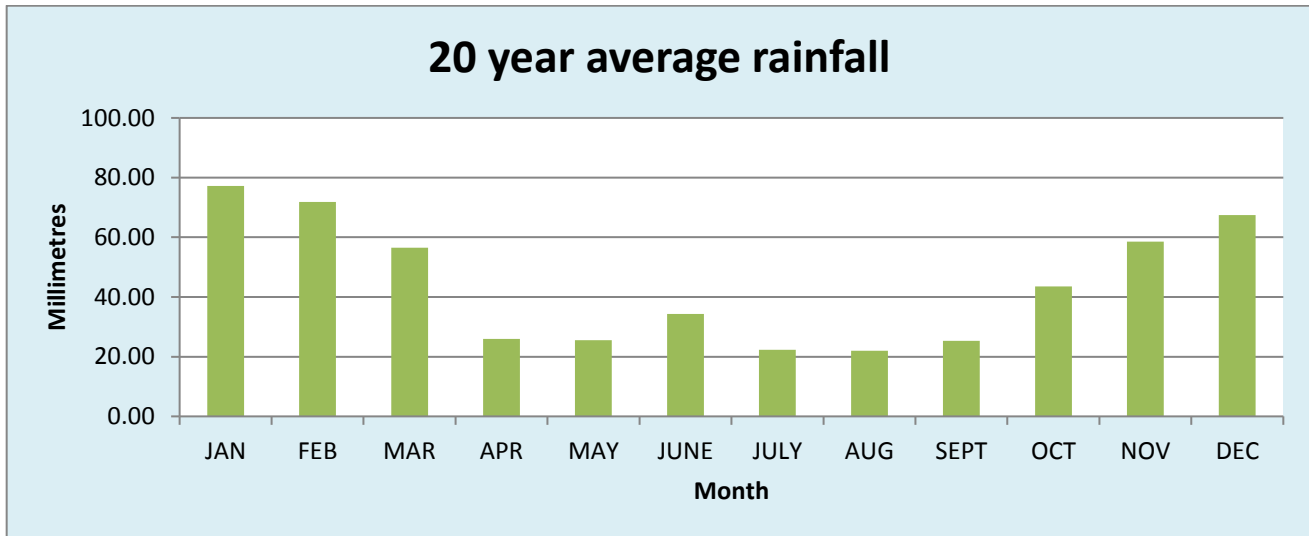
Project	Description	Proposed funded amount	Funding percentage
Road Paddock			40
Pinkens			80
South Fifers			40
North Fifers			40
Bore Paddock			80

Table 5 – Future works



5. Climatic Conditions

Kandimulla is a Weather Bureau rainfall recording station with rainfall records kept since 1965 (with the exception of 1972). The climate is predominantly a summer rainfall climate with the majority of the grass growing rain falling between the months of November and March. The annual average rainfall is 530mm or approximately 21 inches per annum.



Kandimulla Rainfall 1997 - 2017

All figures in Millimetres

YEAR	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOT
1997	160.7	212.5	19	TR	42.3	12	TR	TR	34.5	49.1	52.2	126.6	708.9
1998	30.9	156.9	TR	49.1	39.8	56.8	79.3	81.1	70.3	59.2	52.5	30.8	706.7
1999	83.7	83.3	180.2	14.5	14.6	56	1.5	20	18.5	106.2	129.5	119.8	827.8
2000	64.3	38.2	75.5	36	33	11	1.2	42	3	106	176.2	22.5	608.9
2001	25.9	32	29.8	44.5	6	22.4	53.2	3.1	9	30.5	44.5	43	343.9
2002	108	111.5	9.5	12.5	3	17.1	11.7	9.8	2	3.5	5.9	13.5	308
2003	3.5	69.2	80	44.1	12.3	48.4	33.2	28.5	0	65.3	42.5	60	487
2004	198	49	56	81.5	3.8	1	7	12	59.5	24.5	57.5	107.5	657.3
2005	42	0	15.4	0	124.5	104	0	3.5	14	81	82.2	21.5	488.1
2006	42.5	57.5	35.2	1.2	4	25	13	0	0	0	73.5	59.5	311.4
2007	60	41.5	1	8.5	4.5	22	0	33.5	8	41.2	68.4	120.5	409.1
2008	148.3	65.2	0	0	7.6	31.8	25.2	9.6	70.4	51.2	56.6	46.4	512.3
2009	54.6	55.7	0	75.4	13.2	41.6	2.8	8	25	53	16	105.2	450.5
2010	44.3	181.2	224.2	7	18	18	41.4	52.6	67.8	63.4	120.1	113.3	951.3
2011	18.6	11.6	140.2	42.2	21.3	10.6	24.6	5.2	33.7	32.6	127.7	153.4	621.7
2012	171.4	191.2	56.8	0	32.8	82.1	36.2	8.4	5.2	8.4	3.2	18.5	614.2
2013	36.6	7.8	60.6	13.6	32.6	6	0	0	6.4	6.4	6.4	28.4	204.8
2014	18.8	44.8	50.4	18.2	0	16.6	25	32.8	7.2	5.4	19.3	98.2	336.7
2015	55.6	23.2	34	63	76.6	47.2	29.4	4.6	0	14.4	47.8	49.6	445.4
2016	204.4	68	9.8	0	23.6	92	38	80.4	96.4	15	13	47.8	688.4
2017	49	7.8	52.2	7	22.2	0	24.5	5.6	0	97.6	34.4	30.4	330.7
Ave	77.20	71.81	56.49	25.92	25.51	34.36	22.36	22.04	25.28	43.52	58.54	67.45	530.47



6. Paddock Schedule

Number 6

Approx. 3789 acres in total of which approx 774 acres is Non Remnant vegetation (Cat. X), 526 acres is Remnant under Section 20AH (Cat B) 12 acres is High Value Regrowth (Cat C) and 2500 Acres is Remnant Vegetation (Cat B). Most of the remnant vegetation in this paddock comprises extensive stands of Mulga for fodder reserves. The non remnant area comprises 243 acres of pushed mulga (Category X) with the balance being old rung country. The paddock is watered by Meghan’s tank and Phil’s Tank as well as 2 troughs connected to the bore reticulation scheme. Soils in this paddock comprise almost exclusively Mulga/ironbark soils with some areas of box/sandalwood hollows. This paddock has traditionally been retained as the fodder reserve for the property and is managed as such.

Pinkens

Approximately 3297 acres in total of which 1560 acres is Non Remnant vegetation (Cat X), 1596 acres is Remnant Vegetation (Cat B), 91 acres is Remnant under section 20AH (Cat B) and 155 acres is High Value regrowth (Cat C) . Non remnant areas in this paddock comprise country which was “rung out” during the depression and “sucker bashed” but is starting to show some Box regrowth. A small area of Category X vegetation containing mulga has been pushed in 2013. Soil types in this paddock comprise mostly Box/Sandalwood soils with some areas of Mulga/Ironbark soils. Pinkens is watered by O’Brien’s tank and the Powerline dam.

Road Paddock

Approximately 3300 acres in total of which 1265 acres is remnant vegetation (Cat B). and 2035 acres is non remnant (Cat X). Non remnant area comprises a mix of treatments including approximately 100 acres Blade ploughed Brigalow, 750 acres pulled in January 2009 and 350 acres of older pulling. The balance of the non remnant area comprises old rung country. The majority of the remnant country in this paddock has been pushed for mulga and burnt. The soils in this paddock are a mix of Box/sandalwood soils, Brigalow soils, Mulga/ironbark soils and Ironbark rises. As discussed in section 3 above, this paddock would be ideally suited to further subdivision to split the mulga/ironbark soils from the Brigalow soils. The paddock is watered by Stanley’s tank, O’Brien’s tank, Mums Hole and 3 troughs connected to the bore water reticulation scheme.

North Fifers

Approximately 4354 acres (including 495 acres of stock route) of which approximately 4146 acres is non remnant vegetation (Cat X). Non remnant area comprises a mixture of Box/sandalwood soils and Ironbark/Mulga soils. This paddock comprises mostly box flats with some areas of mulga ridges and traversed by flood out areas of Johnson’s creek, which was Rung out and “sucker bashed” during the depression and remains mostly open. Watered by Carolyn’s tank, England’s tank and Grahams hole as well as 3 troughs connected to the bore water reticulation scheme.



Grahams Hole – North Fifers (2017)

South Fifers

Approximately 2811 acres in total of which 184 acres is remnant vegetation (cat B). Non remnant areas in this paddock comprise approximately 700 acres of Blade ploughed Brigalow and 100 acres of older pulling with regrowth Brigalow. The balance of the non remnant area comprises old ringbarking which was “rung out” and “sucker bashed” during the depression and remains mostly open with some areas lightly timbered with box and Brigalow with scattered clumps of lime bush. The non remnant mulga areas within this paddock were pushed in 2013.

Country type in this paddock comprises a good strong mix of country types from Mulga/Ironbark ridges, Box/sandalwood flats and Brigalow soils with large areas of open flat black clay soils subject to beneficial flooding from Johnsons creek. South Fifers has significant development potential with an extra area of approximately 400 acres of Brigalow country having been identified as ideally suited to Blade Ploughing. As discussed in section 3 above, this paddock would be ideally suited to further subdivision to split the mulga/ironbark soils from the Brigalow soils. South Fifers is watered by the 2 troughs connected to the bore water reticulation scheme and a water hole adjacent to the bore.



Blade Ploughing – SouthFifers, 2010



Old House Dam paddock - 2012

Bore Paddock

Approximately 4646 Acres in total of which approximately 1050 acres is remnant vegetation (Cat B). The non remnant area comprises approximately 1000 acres of pulling which was burned in the mid 1990s and repulled in 2017 and sewn with buffel seed. Approximately 2000 acres of non remnant mulga country was pushed for fodder in 2013/14, with buffel being spread from the tractor. The balance of the non remnant country was “rung out” and sucker bashed during the depression.

As discussed in section 3 above, this paddock has been identified for subdivision.

The Bore paddock is watered by Stanley’s tank and 2 troughs connected to the bore water reticulation scheme.

Pothole

Approximately 76 acres in total area, the majority of which has been stick raked and sewn to Buffel and Urochloa. A small area of standing timber (6.5 acres) has been retained for shelter in one corner. Soils in this paddock comprise red ironbark soils with some areas of Box/sandalwood soils. The paddock is watered by a small dam (Pothole dam) and a trough connected to the bore water reticulation scheme.

Top Goat Paddock

Approximately 216 acres in total area. An area of 170 acres has been blade ploughed and sewn to Buffel Grass, Silk Sorghum and Urochloa. The balance of the paddock comprises regrowth Brigalow and box retained for shelter. The paddock is watered by a trough and comprises mostly Brigalow soils. All of this paddock is mapped as Non Remnant vegetation. The paddock is watered by a trough connected to the bore water reticulation scheme.

Middle Goat Paddock

Approximately 88 acres, of which 22 acres is remnant. This paddock contains the goat yards, and acts as a holding paddock for goats. The paddock is watered by 2 troughs connected to the bore water reticulation scheme



Trucking feral goats to sale – Kandimulla, 2008

Top Holding Paddock

Approximately 446 acres in total area with 183 acres remnant vegetation remaining. The non remnant area was rung out and sucker bashed during the depression and now has some regrowth. The country comprises a split of box/sandalwood soils, Brigalow soils and Mulga/Ironbark soils. The remnant area comprises Brigalow and open Box. This paddock is used as a holding paddock when working stock and the remnant vegetation has been retained in it to provide a safe paddock to release fresh shorn sheep into if the wether is cold.

Bottom Holding Paddock

Approximately 447 acres in total area with 42 acres remnant vegetation comprising a shade line along an old bore drain and the spur off a clump of Brigalow in the far corner. Non remnant areas in this paddock were rung out and sucker bashed during the depression and remain very open. This paddock is used as a holding paddock when working stock. Soils in this paddock comprise mostly Box/sandalwood soils with a small area of flooded country along Johnsons creek.

This paddock is watered by the Old House dam and Grahams Hole in Johnsons creek.

Solomons paddock

Approximately 229 acres in total with 60.5 acres of Remnant Vegetation. The paddock contains an area of mature ironbark that is mapped as Category X on the PMAV and can be cleared. Soil types in this paddock comprise Mulga ironbark soils and Brigalow soils. Approximately 95 acres of this paddock was repulped in 2017. The paddock is watered by a trough connected to the bore water reticulation scheme.

New holding paddock

Approximately 334 acres in total of which 125 acres is remnant vegetation. The paddock comprises almost all box sandalwood soils and the remnant box in this paddock is quite open. The non remnant areas are older ringbarking.

This paddock is watered by a trough connected to the bore water reticulation scheme.



Remnant Box country – New Holding Paddock (taken 2017)

Brigalow paddock

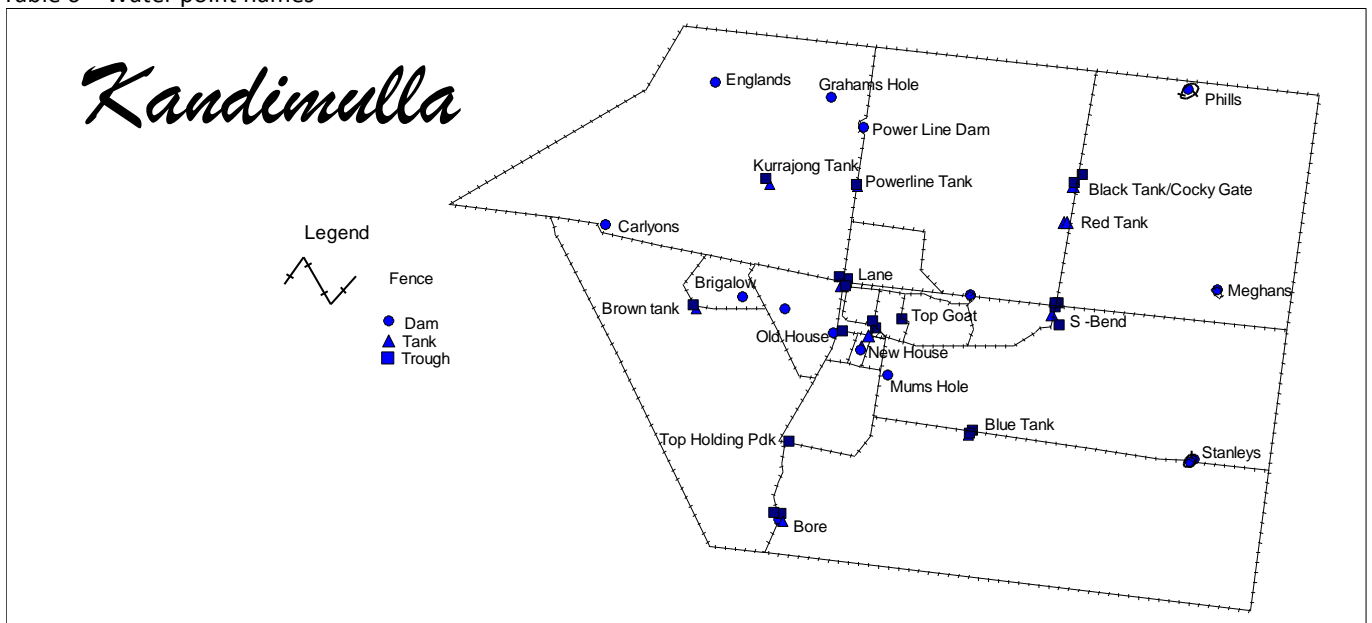
Approximately 224 acres in area, of which 91 acres is remnant brigalow. The non remnant areas in this paddock comprise old rungbark ironbark and mulga soils, sowing very light regrowth.

The paddock is watered by the Brigalow Dam.

Other smaller paddocks:

- **House paddock** – 33 acres, house dam located in this paddock
- **Ram paddock** – 37 acres, watered by a trough, located adjacent to the homestead. Contains a small set of steel yards and a feed shed, with 2 nearby day yards.
- **Old House Dam paddock** – 43 acres, watered by a trough, cattle coming into the cattle yards come through this paddock
- **Shed paddock** – 38 acres, watered by 2 troughs. Located adjacent to the shearing shed
- **Lane** – laneway from shed paddock to O’briens dam – 47 acres. No water but O’Briens dam is located in a square at the far end of this lane.
- **Triangle paddock** – 7 acres this paddock contains the sheds and workshop. It is used for storage of hay and materials that need to be kept away from stock. Watered by a trough connected to the bore water reticulation scheme.

Table 6 – Water point names



7. Water Schedule

The bore water reticulation scheme is a feature of the property, and comprises the following:

Number 4 Bore

This bore was dug in approximately 1912 to a depth of 3300 feet (1000 m) and flowed at approximately 250,000 gallons per day into open drains. By the 1940’s, the bore had ceased to flow and a Windmill, tanks and troughs were installed. In the 1960’s the bore was renovated, the windmill removed and a turbine pump fitted in order to run bore drains through the property. Equipped with 4 inch Pomona turbine pump driven by a 27hp F2L912 twin cylinder Deutz diesel engine, and pumping from a depth of 140 feet. The water is pumped via a 3 inch and 2 inch poly pipeline (In parallel) to a 25,000 gallon heritage tank with an additional 5000 gallon poly tank interconnected and located on an elevated mound. The mound is bunded with a grate drain to remove rainfall water from the tank, and not scour out the mound. Overflow from the tank is used to keep a borrow pit full for emergencies. A 3 inch tee allows for water to be pumped directly to a second borrow pit. A 1 ¼ flexible line is attached adjacent to the

borehead to allow for the washing down of plant and equipment, or filling tanks in an emergency (such as fire).

2 concrete troughs are located at the bore (1 in South Fifers, 1 in the Bore Paddock) and a 2 inch greenline poly pipe gravity feeds water to the homestead.

Top Holding Paddock Trough

A 1200 litre round poly trough is connected to the gravity line from the house to the bore.

Homestead complex

2 x 5000 gallon poly tanks (source tanks), equipped it floats, are attached to the gravity linenfrom the bore. A 520 Mono pump with an electric motor, supplies a water to the main storage (Red Tank) via a 2” greenline poly pipe. Water is supplied to a 2000 gallon tank for domestic use, and a 1000 gallon poly tank, which, in turn supplies 3 troughs, being the Pothole/Middle goat paddock trough, the Middle/Top goat paddock trough and the triangle paddock trough.

Road paddock trough

A 700 litre long concrete trough is connected to the main line from the mono pump to the main storage (red tank)

S Bend (green tank)

A 2000 gallon tank, equipped with a float is connected to the main line from the mono pump to the main storage (red tank). Water is then supplied to 4 troughs, comptising:

- Road Paddock trough – 1200 litre poly trough
- Solomons paddock trough – small poly trough
- Pinkens trough 700 litre long concrete trough
- Number 6 – 300 litre poly trough

Main Storage (Red Tank)

Water is supplied from the mono pump at the house via a 2” greenline poly pipe to 2 x 5000 gallon poly tanks, one of which is filled and turned off for emergency backup. This tank supplies water to all but 3 of the troughs connected to the reticulation scheme.

Black Tank/Cocky Gate tank

A 2” greenline poly pipe line supplies water to a 3000 gallon poly tank, equipped with a float. Water is then supplied to the following troughs:

- Number 6 trough – 1600 litre round poly trough
- Pinkens – 1200 litre round poly trough

Blue Tank

A 3000 gallon poly tank, equipped with a float is connected to a 2” greenline poly pipeline which is supplied from the Main storage (Red Tank) this tank is subsequently connected to 2 troughs comprising:

- Bore Paddock – 700 litre long concrete trough
- Road paddock – 700 litre long concrete trough

Shed Paddock

A joined concrete trough, comprising 3 lenghts is connected to the 2” greenline poly pipe running from the homestead complex to the Brown tank. The trough supplies water to the shed paddock and the old house dam paddock

Brown tank

A 2000 gallon poly tank, equipped with a float, is connected to a 2” greenline poly pipeline from the homestead complex. A single 700 litre straight concrete trough supplies water to South Fifers. This tank is located adjacent to the Brigalow Paddock, and could easily be used to supply bore water to that paddock, if required.

Lane tank

A 1000 gallon poly tank, equipped with a float, is connected to an 1 ½ inch poly pipe line supplied from the brown tank line (Via the shearing shed). This tank is connected to 3 troughs comprising:

- Lane trough – 1000 litre round poly trough
- North Fifers – 1200 litre poly trough
- New holding paddock – 700 litre fibreglass trough

Kurrajong Tank

A 2000 gallon tank, equipped with a float, is supplied from a poly pipe line, that continues on from the Lane tank. The first 300m of this line is 50mm metric (PN8) then 600m of 50mm metric (PN6). The remainder of this line is 1 ½ inch rural poly. The Kurrajong tank comprises a single 700 litre long concrete trough.

Powerline tank

A 1000 gallon poly tank, equipped with a float, is connected to an 1 ½ inch poly pipe line, connected to the Kurrajong tank line, at the end of the 50mm metric section. This tank supplies a single 700 litre long concrete trough that supplies both Pinkens and North Fifers.

Water automation.

The primary storage (red tank) is equipped with a Gallagher tank level sensor, which relays water levels to a monitor located at the homestead. This monitor is connected to a pump controller that automatically turns on the Mono electric pump at a predetermined level, and either pumps for a set period of time, or until the Primary storage tank is full. The “source” tanks, located at the homestead, are also equipped with a tank level sensor that operates as a failsafe, as it allows the monitor to shut the pump down, should the water level in the source tank fall too low.

A network of dams and water holes also supplement the bore water reticulation scheme, and comprise as follows:

Meghans Tank

Dug by horse team, renovated with tractor, desilted 1993, approximately 12 ft deep, concrete fluming and drains. Approximately 3000 yards

This dam is enclosed with a hingejoint square

Phills Tank

Dug 1960's, approx 10 feet deep open front approximately 2500 yards

This dam is enclosed with a hingejoint square

Powerline dam

Dug 1960's but enlarged and desilted in 2009. Approximately 15 feet deep, open front, drains, approximately 4000 yards. The SWER mains powerline is located over this dam.

Grahams hole

Dug mid 1998's approximately 15 feet deep, flow through design, approx 2700 yards

Englands tank

Dug by horse team, desilted mid 1998, 12 feet deep, approx 4000 yards concrete fluming removed – open front. Drains, Silt tank approx 500 yards approx. 10 feet deep.

Carlyons tank

Dug by horse team enlarged mid 1980's 18 feet deep, approx 4000 yards original timber fluming pushed out to create an open front. Drains.

Brigalow dam

Dug in 1998, approximately 15 feet deep, approximately 3000 yards open front. Excellent catch.

Old House dam

Dug 1960's approximately 10 feet deep, approx 3000 yards open front equipped with Southern Cross Z pattern windmill 10ft wheel on 25ft tower.

New House Dam

Dug in 2011, approximately 25 feet deep, open front approximately 15000 yards. Equipped with a petrol firefighter pump, which supplies water to the homestead complex for use in the garden. Can also be used to supply water into the reticulation scheme in case of emergency.



New house dam at time of completion – 2011

O'Briens tank

Dug by horse team, desilted 1990's 12 feet deep, approx 3600 yards timber fluming removed to create an open front. Dam is enclosed with a square, and is connected to the lane to the homestead.

Stanleys Tank

2 dams. Front hole was enlarged and desilted in 2013 and is now approximately 12 feet deep and holds about 4000 yards. Back hole dug 1983 to a depth of approximately 18 feet and has a capacity of approximately 4000 yards. The back hole, however now contains about 3 feet of silt. These dams are located on an excellent catch and dams are often full.

Both dams are enclosed with a square comprising 5 plain wires and 1 barb. The SWER Mains powerline is located over this dam.

Mums hole

Dug 1998, approximately 15 feet deep, flow through design, approx 1000 yards.

Other small dams (Garys hole, Pothole, Back holding paddock hole)

Small dams dug in strategic locations to reduce the stock pressure on troughs or to provide water at the back of the small paddocks so that stock do not perish if they are hanging in the back corner for water. Although these holes are small, they are often full due to their quick filling catches.



Trough – Middle Goat paddock – 2010



Homestead viewed from the Shed paddock - 2012

8. Further Information

Further information can be obtained from the selling agent or the vendors representative

Vendors representative:

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The information in this document has been provided as a guide to the prospective purchaser only. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate, and seek the advice of suitably qualified persons where appropriate. No warranty is made with regard to the accuracy of any information contained in this document.



Heifers in South Fifers - 2011

Attachments

Attachment 1 – PMAV

Attachment 2 – Property Vegetation Management Report

Attachment 3 – Bore log

Attachment 5 – Rates notice

Attachment 6 – V Gate Collaborative Area Management Contract

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This Memorandum has been prepared by the Vendor, Morris Family Partnership. Reference to the Vendor includes to its servants, officers, employees and any person purporting to act on behalf of them.

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Those persons associated with the proposed sale have provided all information to the 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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