



**'TAMANICK'**

**8035 MITCHELL / ST GEORGE ROAD**

**MITCHELL QLD 4465**

## **INFORMATION MEMORANDUM**

**MAA Livestock & Property Pty Ltd**

# **AUCTION**

**11am Friday 4 December 2020**

**@ Explorers Inn Roma**

**[www.maaroma.com.au](http://www.maaroma.com.au)**



**MAA Livestock and Property Pty Ltd ABN 25 627 160 295**

**37 McDowall Street ,PO BOX 687, Roma Q 4455**

**Tel 07 4620 1888 Fax 07 4622 3571**

**Email [livestock@maaroma.com.au](mailto:livestock@maaroma.com.au)**

**Web [www.maaroma.com.au](http://www.maaroma.com.au)**

**LOCATION:**

'Tamanick' is located approximately 83kms south of Mitchell on the Mitchell-St George Road, or 130kms north of St George. Access to the property is via the Mitchell-St George Road which is an all bitumen road straddling the Maranoa River, or the rear access is via the East Maranoa Road which is a well serviced gravel road.

**FACILITIES & SERVICES:**

- ♦ Rural power (to the 3 homesteads and sheds), twice weekly mail service and STD telephone and Satellite Broadband internet services are connected.
- ♦ The majority of usual urban services including primary schooling Prep to Year 6 at Dunkeld, 22klms away. Secondary schooling to Year 10 is available in Mitchell, and a school bus service to Year 11 & 12 and TAFE in Roma.
- ♦ There is a Community Centre at Dunkeld.
- ♦ Hospitals, Stock and Station Agents, rail freight are available at Mitchell and Roma.
- ♦ There are weekly cattle sales in Roma, 140km away via the Ashmount Road.
- ♦ Shopping and other urban services typical of a rural area are adequate to operate 'Tamanick' to its highest potential.

**TENURE TYPE:** Freehold / Leasehold.

**PRIMARY LAND USE:** Cattle breeding and fattening.

**LAND AREA:**

**'Tamanick' is a total of 13,918.241ha or 34,392.72 Acres**

this includes 'Myola', 'Feniton' and 'Farmers'.

1/CP/COG39 & 14KE19 & 13KE81 & LA AP21603 'Tamanick' 6,339.09ha

2/CP/COG39 'Myola' 2,023.02ha

3/CP/COG39 'Feniton' 2,021.506ha

5/CP/COG39 'Farmers' 3,690.629ha

**LOCAL GOVERNMENT:** Maranoa Regional Council.

**RATES:** Designated as Rural \$5,612.06 net per half year.



## **'TAMANICK' DESCRIPTION**

### **GENERAL COUNTRY TYPE:**

'Tamanick' is a Freehold grazing property. The country consists of approximately 1,230 hectares of loamy grey clay soils to heavy black clay soils originally timbered with Coolibah, Poplar Box and Moreton Bay Ash along the Maranoa River frontage. There is approximately 1,465 hectares of sandy soils and loams originally timbered predominately with Cypress Pine and Poplar Box and approximately 3,488 hectares of red loam soils and earths, often with a hard setting surface, originally timbered predominately with Poplar Box, Mulga, Cypress Pine, Iron Bark and Yellow Jacket.

Approximately 740 hectares of the property is marked as 'Remnant' vegetation on the regional ecosystem mapping. The balance of the property has been rung barked or pulled and burnt over the years with most areas supporting varying regrowth.



### **FLOOD RISK:**

'Tamanick' is subject to flooding. The homestead and structures have a levee bank (above the 2012 flood height).





**RAINFALL:**

550 mm is the district annual average.

**FENCING:**

'Tamanick' is fenced around the boundary and sub-divided into nine main paddocks plus three smaller holding paddocks. The majority of internal and boundary fencing comprises of five or six wires (a mix of plain and barb) on steel pickets in good condition. Some areas of older dog fence or six wire sheep fences on timber posts remain and approximately six kilometres of new exclusion fencing has been erected along the boundary.

**CARRYING CAPACITY:**

Carrying capacity 1,300 Cows and calves or approximately 2,200 weaner to feeder cattle.





## WATER & BORE FACILITIES:

The property is considered adequately watered by seven earth dams (including one share dam) that range in capacity from approximately 1,000 to 10,000 cubic metres, two semi-permanent lagoons, seasonal water holes in the creeks and river plus an equipped bore which supplies the homestead complex, yards, tanks and approximately nine troughs via approximately 7.5 klms of two-inch poly pipe.





## **BORE:**

### **Registered No: 49726 Supply Aquifer: Bungil Formation**

The bore located at the homestead complex is recorded to have been drilled in 2004 to a depth of 412 metres and cased to 408 metres with a mix of 160mm, 168mm and 219mm steel. At drilling, the bore was tested to supply four litres per second (approximately 14,400 litres per hour). The bore is capped and flows to a 22,500 litre poly tank. This tank is equipped with an electric pressure pump which supplies an elevated poly tank which reticulates to the dwellings, yards and stock troughs in four surrounding paddocks via two inch rural poly pipe.

An extension of this supply line is laid for approximately five kilometres to the west of the homestead complex to supply the western section of the property. An electric powered mono pump is utilised to deliver water to a 22,500 litre poly tank and one 90,000 litre open top concrete tank which in turn supply four stock troughs and all paddocks throughout the western section of the property. A 'fire fighter' pump located at the 90,000 litre concrete tank is utilised to reticulate water to another 22,500 litre tank and one trough in the far western sector of the property.





## IMPROVEMENTS:

Structural improvements include:

- ♦ A neat, circa 1957, four bedroom, one bathroom timber homestead set in neat established lawns and gardens.
- ♦ The second home is a circa 1945, three bedroom timber managers residence.
- ♦ Other improvements includes machinery / vehicle shed / workshop.
- ♦ Basic set of quarters (storage only) .
- ♦ And a sound set of mainly steel cattle yards.



**'TAMANICK' HOMESTEAD**



**'TAMANICK' SHEDS**



**'TAMANICK' ORIGINAL HOMESTEAD**





## **CATTLE YARDS:**

Sound set of mainly steel yards located adjacent to the homestead. Yards contain nine pens, wire cooler, two forcing pens, six-way drafting pound, two races, vet crush, calf branding facilities and ramp.

The yards are constructed from approximately 75 steel portable panels, approximately three steel portable gates, approximately 35 fixed steel panels, approximately 25 fixed steel gates, approximately five fixed steel race gates and approximately 25 panels constructed from round bush timber posts with pipe cap rail and weldmesh or 'w strap' panels.





## **'MYOLA' & 'FENITON' DESCRIPTION**

2 COG39 Hoolah Cogoon 2,023.02 Freehold

3 COG39 Hoolah Cogoon 2,021.51 Freehold TOTAL: 4,044.53ha

### **SOILS:**

The aggregation of 'Myola' & 'Feniton' comprises Freehold grazing land located on the eastern side of the Maranoa River. The country consists of approximately 1,400 hectares of loamy grey clay soils to heavy black clay soils originally timbered with Coolibah, Poplar Box and Moreton Bay Ash along the Maranoa River frontage, approximately 950 hectares of sandy soils and loams originally timbered predominately with Cypress Pine and Poplar Box and approximately 1,695 hectares of red loam soils and earths, often with a hard setting surface, originally timbered predominately with Poplar Box, Mulga, Cypress Pine, Iron Bark and Yellow Jacket.

### **VEGETATION:**

Approximately 845 hectares of the property is marked as 'Remnant' vegetation on the regional ecosystem mapping. The balance of the property has been rung barked or pulled and burnt over the years with most areas supporting regrowth varying from 'scattered' to 'thick' populations.





## **FENCING:**

The aggregation is fenced around the boundary and sub-divided into six main paddocks plus one smaller holding paddock. The majority of internal and boundary fencing comprises five or six wires (a mix of plain and barb) on steel pickets in good to new condition. Some areas of older six wire or netting sheep fences on timber posts remain.

## **WATER:**

The property is considered adequately watered by four earth dams that range in capacity from approximately 1,000 to 7,000 cubic metres, one semi-permanent lagoon and seasonal water holes in the creeks and river.



**SEMI-PERMANENT LAGOON ON 'MYOLA'**

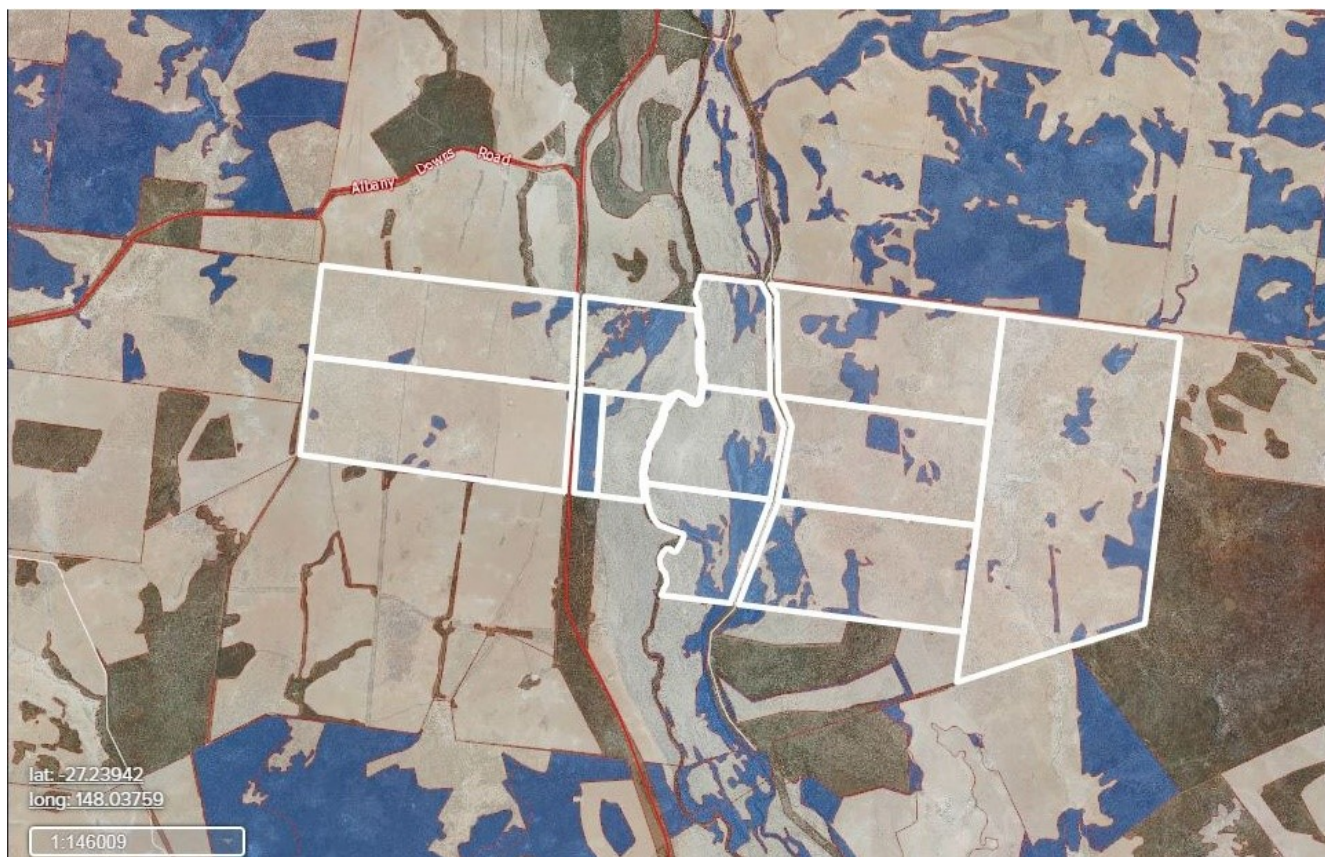
## **DWELLINGS:**

Structural improvements include a basic timber and fibrous cement cottage, old homestead, vehicle shed, shearing shed and a set of mainly steel portable panel cattle yards.



**COTTAGE & PORTABLE PANEL CATTLE YARDS AT 'MYOLA'**





**Details showing 'Tamanick', 'Myola', 'Fention' & 'Farmers'**





## **'FARMERS' DESCRIPTION**

Lot 5 on Crown Plan COG39 Title Reference 50465186

'Farmers' comprises a cattle grazing property contained within a single allotment totalling 3,690 hectares located approximately 82 kilometres south of Mitchell, on the eastern side of the Maranoa River.

### **SOILS:**

The country is flat to gently sloping in topography with a gentle cross fall towards Hullah Creek which dissects the property from north to south. The country ranges from red soil loams timbered with Poplar Box, Mulga, Ironwood and False Sandalwood to lesser clay influenced areas timbered with Brigalow, Poplar Box and False Sandalwood in the north of the holding.

### **VEGETATION:**

The holding has a favourable vegetation status with approximately 90% of the holding classified as white Non-Remnant Category X on the Regulated Vegetation Management Map. The remaining 10% Remnant Category B classification being scattered timbered area throughout the holding. The majority of Farmers has been pulled in the past in accordance with this mapping though light to moderate regrowth was evident throughout.

### **FENCING:**

The holding is fully fenced around the boundary being a mix of new steel and six wire fence. Area is divided into four paddocks.

### **WATERS:**

Water is supplied from six dams, mainly along the Hullah Creek watercourse. The dams range in approximate volume from 2,000 to 5,000 cubic metres.

There was also an old abandoned former artesian bore located near the centre of the property (Registration No. 22775) which is no longer utilised.





## REMARKS:

'Tamanick' is a property with a great balance of soil types throughout and exceptional stand of buffel and natural grasses. There is approximately 4000 acres of low lying flood grazing country that straddles the Maranoa River that is reputable cattle fattening land that is extremely beneficial in times of increased rainfall or flood times. Structural improvements include a neat four bedroom circa 1957 homestead with established lawns and gardens, a three bedroom timber managers residence, basic set of quarters used for storage only and several sheds and a sets of steel cattle yards.

At the 'Myola' block improvements include a basic timber and fibrous cement cottage, old homestead, vehicle shed, shearing shed and a set of steel portable panel cattle yards.

'Tamanick' offers purchasers the opportunity to acquire a large breeding and backgrounding operation with close proximity and access to the Roma Saleyards. An inspection is highly recommended.

For further information or to arrange an appointment to inspect, contact the selling agents.

## AUCTION

**11am Friday 4 December 2020**

**At Explorers Inn, Warrego Highway, Roma.**



**CONTACT Seamus Filan**

**Mobile: 0428 462 312**

**MAA Livestock & Property: 07 4620 1888.**

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## DISCLAIMER:

This Memorandum has been prepared for the Vendors, Geoffrey & Jacqueline Blacket. Reference to the Vendor includes to its servants, officers, employees and any person purporting to act on behalf of them.

The term '**Agent**' refers to MAA Livestock & Property Pty Ltd and includes its servants, officers, employees and any person purporting to act on behalf of them.

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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).

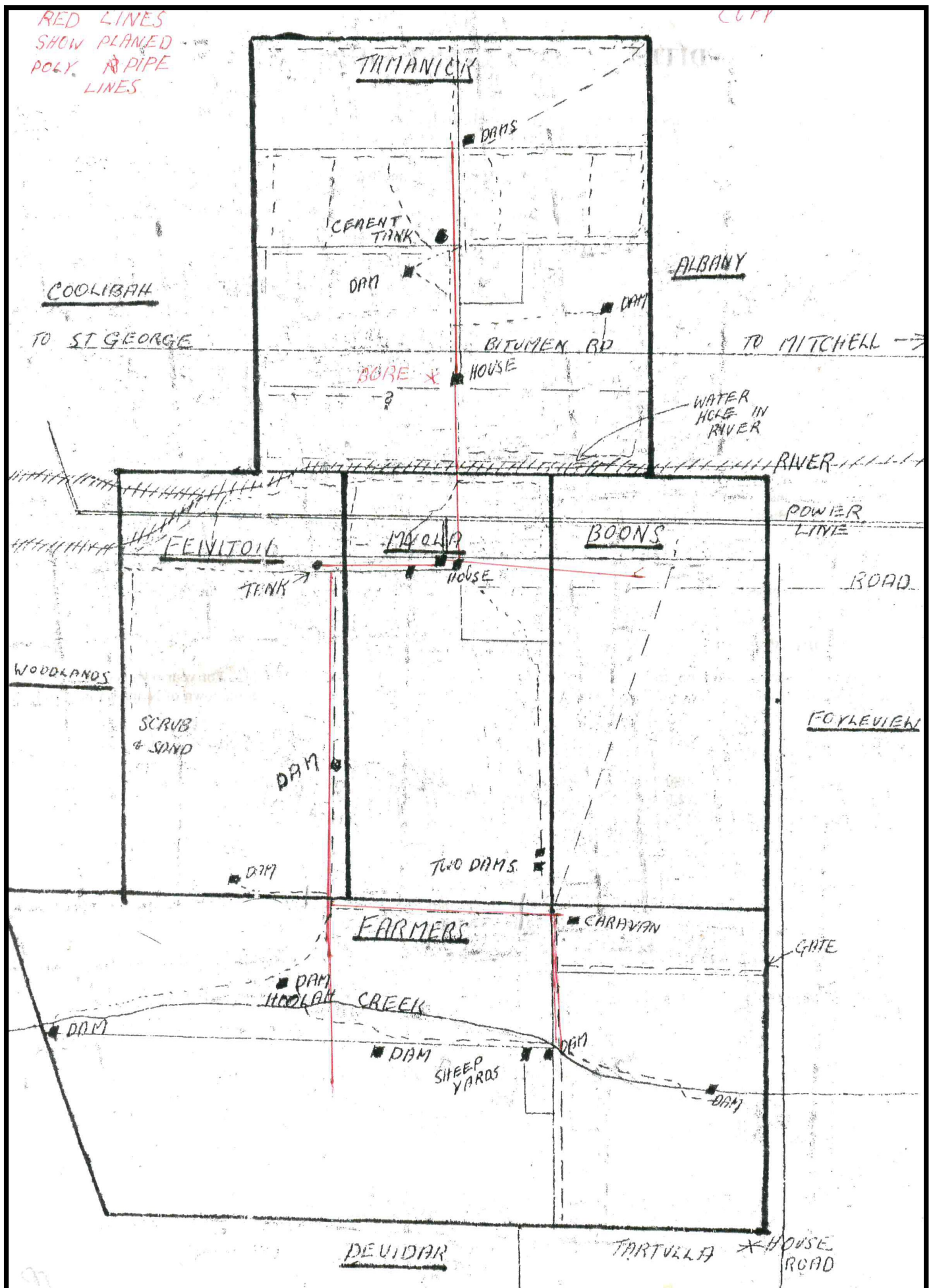
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- ◇ Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or 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).
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- ◇ 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 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.














**Property Map of Assessable Vegetation  
as at 21 November 2017**



**Legend**

-  Property Extent
-  Cadastral Line
-  Category A area
-  Category B area
-  Category C area
-  Category R area
-  Category X area

AgForce Mbr No: 8811

Property Name: Tamanick Downs

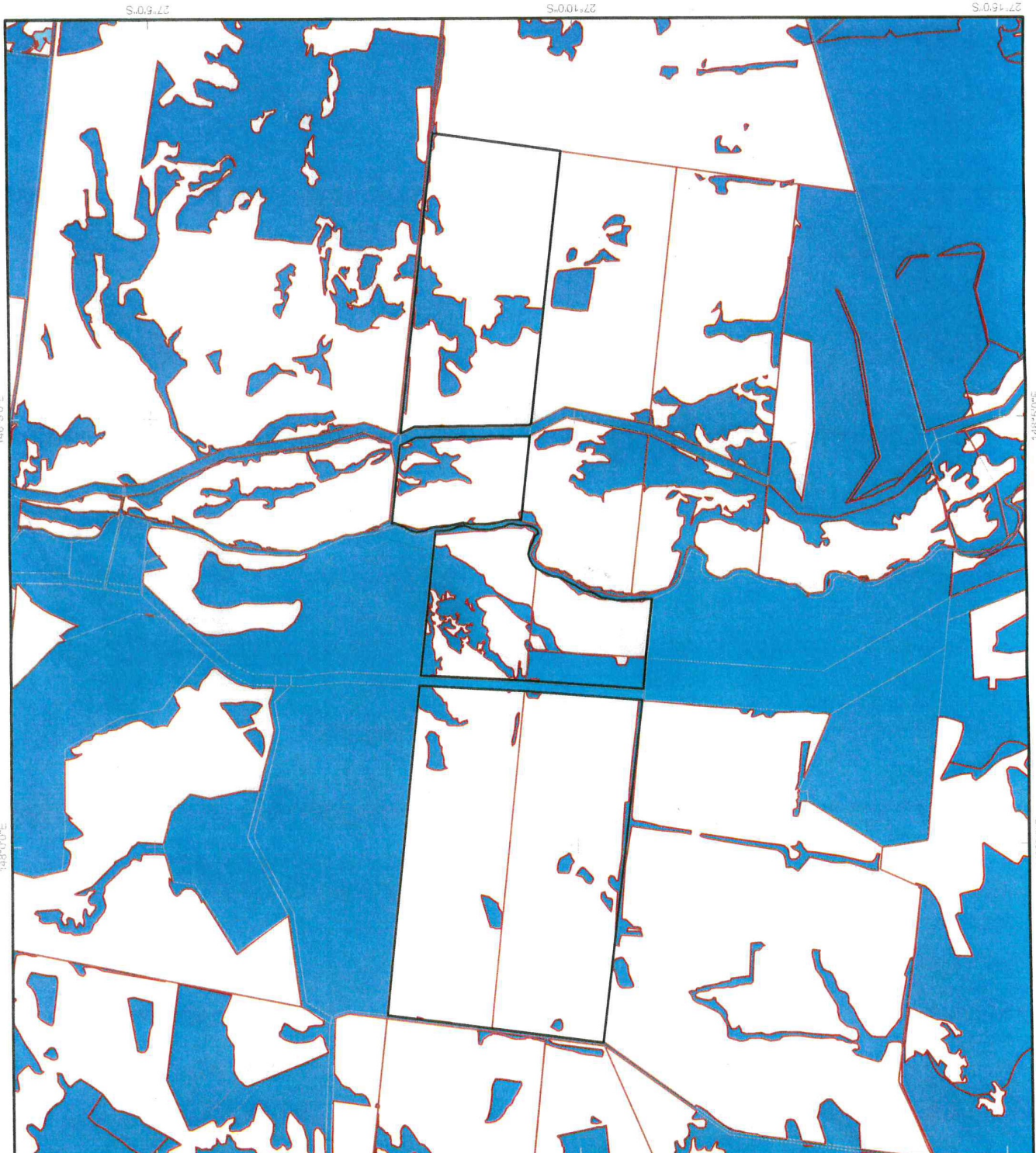
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All datasets are updated as they become available to provide the most current information as of the date shown on this map.

**THIS MAP IS A GUIDE ONLY.**

For further information or assistance with interpretation of this product contact the Department of Natural Resources and Mines at [vegetation@dnrm.qld.gov.au](mailto:vegetation@dnrm.qld.gov.au).

Produced by AgForce Queensland  
14 December 2017







**maranoa**  
REGIONAL COUNCIL

PO BOX 620  
ROMA QLD 4455  
PHONE 1300 007 662

# RATE NOTICE

Please see reverse of this notice for important information and payment methods.

999 - 8440 - 4607

FOR THE PERIOD  
01/01/2020 to 30/06/2020

Mr G N Blacket  
Marlee Downs  
MITCHELL QLD 4465

ASSESSMENT NO: 15006117  
DATE OF ISSUE: 04/03/2020  
DUE DATE: 03/04/2020  
VALUATION: 840000  
LAND AREA: 6339.090 Ha  
VALUATION NO: 3016103

**Property Location & Description**

8035 Mitchell St George Road DUNKELD QL  
Lot 14 KE 19, Lot A AP 21603, Lot 1 COG 39, Lot 13 KE 81

Land Use Code

65

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
Rural =>80 hectares	840000.00	0.00308992	\$2595.54
Cap - Rural - Maranoa Regional	0.00	0.00	-\$778.67
State Government Precept Special Rate	840000.00	0.0001318	\$110.71
Pest Management Special Rate	840000.00	0.00008926	\$74.98
State Govt EML Levy - Grp 2 - Class E	1.00	54.40	\$54.40
<b>TOTAL RATES &amp; CHARGES</b>			<b>\$2056.96</b>
Discount from this notice if paid in full by 03/04/2020			-\$90.85
<b>NET payable if paid prior to close of business on 03/04/2020</b>			<b>\$1966.11</b>
Council has received an annual payment of \$710,829 from the State Government to mitigate any direct impacts of the State Waste Levy on households in Council's area			
<b>DISCOUNT WILL BE ALLOWED IF PAYMENT IS RECEIVED BY</b> ➔	<b>DUE DATE</b>	<b>DISCOUNT</b>	<b>NET PAYABLE</b>
	03/04/2020	-\$90.85	\$1966.11

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go to postbillpay.com.au

**POST billpay**



Billpay code: 4033  
Ref: 150061174



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**Biller Code: 596189**  
**Reference No: 15006117**

**JULIE REITANO**  
**CHIEF EXECUTIVE OFFICER**

ABN: 99 324 089 164

(ATTACH THIS PORTION TO YOUR REMITTANCE)

ASSESSMENT NO. 15006117  
NAME Mr G N Blacket  
NET AMOUNT DUE \$1966.11  
DUE DATE 03/04/2020  
PAYMENT REFERENCE 15006117

IF RECEIPT REQUIRED  
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**MAA Livestock and Property Pty Ltd ABN 25 627 160 295**  
**37 McDowall Street ,PO BOX 687, Roma Q 4455**  
**Tel 07 4620 1888 Fax 07 4622 3571**  
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**Web [www.maaroma.com.au](http://www.maaroma.com.au)**



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**FOR THE PERIOD**  
01/01/2020 to 30/06/2020

Mr G N Blacket & Mrs J R Blacket  
Marlee Downs  
MITCHELL QLD 4465

**ASSESSMENT NO:** 12009833  
**DATE OF ISSUE:** 04/03/2020  
**DUE DATE:** 03/04/2020  
**VALUATION:** 1600000  
**LAND AREA:** 23645.760 Ha  
**VALUATION NO:** 41501563

**Property Location & Description**  
3386 Dundee Road BARGUNYAH QLD 4465  
Lot 2-3;5 COG 39, Lot 3 TM 40

Land Use Code
60

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
Balance Brought Forward			-\$1472.33
Rural =>80 hectares	1600000.00	0.00308992	\$4943.87
State Government Precept Special Rate	1600000.00	0.0001318	\$210.88
Pest Management Special Rate	1600000.00	0.00008926	\$142.82
State Govt EML Levy - Grp 1 - Class E	1.00	13.50	\$13.50
State Govt EML Levy - Grp 2 - Class E	1.00	54.40	\$54.40
<b>TOTAL RATES &amp; CHARGES</b>			<b>\$3893.14</b>
Discount from this notice if paid in full by 03/04/2020			-\$247.19
<b>NET payable if paid prior to close of business on 03/04/2020</b>			<b>\$3645.95</b>
Council has received an annual payment of \$710,829 from the State Government to mitigate any direct impacts of the State Waste Levy on households in Council's area			
<b>DISCOUNT WILL BE ALLOWED IF PAYMENT IS RECEIVED BY</b> ➔	<b>DUE DATE</b>	<b>DISCOUNT</b>	<b>NET PAYABLE</b>
	<b>03/04/2020</b>	<b>-\$247.19</b>	<b>\$3645.95</b>

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**Bill Code: 596189**  
**Reference No: 12009833**

**JULIE REITANO**  
**CHIEF EXECUTIVE OFFICER**

ABN: 99 324 089 164

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**ASSESSMENT NO.** 12009833  
**NAME** Mr G N Blacket & Mrs J R Blacket  
**NET AMOUNT DUE** \$3645.95  
**DUE DATE** 03/04/2020  
**PAYMENT REFERENCE** 12009833

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