

For Private Sale

“Wairuna”



Renowned North Queensland Cattle Breeding Property
76,500 Ha / 189,031 Acres P.H.

To Be Offered with 3 200 Breeders + Calves, 100 Bulls, 50 Horses & Listed Station Plant

Situation

"Wairuna" adjoins the Girringun National Park comprising Princess Hills to the east and the north, 75 km due west of Cardwell, 180 km northwest of Ingham and 280 km from Townsville. 98 km formed gravel road to the fully bitumened Lynd Highway, Mount Garnet 115 km North and Charters Towers 255 km south.

Area and Tenure

76,500 Ha – L3 WU32: Wairuna Holding: PH 598 & LB CP 846326 IN L3 (EMT) PAR CROMWELL, HERKES, REARDON AND WAIRUNA.

Term of Lease: 50 Years Commencing - 01/01/1977
Expiring - 30/09/2027

Services

Internet and STD telephone connected, twice weekly mail service from Mount Garnet and 240 volt single phase electricity. While Mount Garnet offers Primary School teaching, Charters Towers boasts first class schooling facilities that are home to its many regional boarding schools catering up to year 12. Both Mount Garnet and Charters Towers offer Hospital services. Charters Towers also offers weekly cattle sales and first class live cattle export handling facilities.

Rates and Rents

Rates — \$9,753.05 half yearly
Land Rent— \$7,568.00 per annum (incl. GST)

Country

"Wairuna" is in the head waters for the Burdekin River system. It comprises a mixture of tablelands and top quality alluvial flats; the tablelands are sandy-loam soils with scattered to semi-open country of Spotted Gums, Ironbark, Bloodwood, Box, Wattle, Woolly Oak and Rainforest Oak. Grasses include excellent stands of mostly perennial native pasture species including black and white spear and kangaroo grass, whilst some Stylo species are establishing.

River Gums, She Oaks and other native trees line the river banks that flow through "Wairuna". These banks' alluvial flats and wetlands are well covered with robust stands of perennial native grasses, river couch and Rhodes grass. These are overlooked by granite outcrops and sandstone escarpments. Some areas of Lantana and Heartleaf exist.

11 000 Ha 14.4% @ Burdekin River Flats
20 500 Ha 26.8% @ Tablelands
8 000 Ha 10.5% @ Oak Hills & Blue Gum Flats
37 000 Ha 48.3% @ Mixed Undulating Forest
76 500 Ha TOTAL

Rainfall

Rainfall ranges from 1500 mm in the upper-tablelands to an average of 750 mm in the lower tablelands and alluvial flats.

Fencing

The entire boundary fence is in good to excellent condition. The boundary with Girringun National Park is a 4 wire fence, constructed from 3 barbs and a top plain wire with steel posts, while the Yammanie boundary is 4 barb and steel posts. Both the Lamonds Lagoon and Valley of Lagoons boundaries are 3 barb and steel posts.

A new 3 barb and steel post fence forms the boundary with Oak Hills.

The internal fencing is in good condition and consists of mainly 3 barb with both split timber and steel posts.

Improvements

The historic 3 bedroom "Wairuna" Homestead overlooks the Homestead Lake wetlands. This renovated & very comfortable home is of timber and brick construction with 240 volt electricity and gas fitted, as well as a large walk-in cold room. Attached are a 2 bedroom workers' quarters and kitchen also fitted with gas and electricity.

Other buildings include:

- Timber married man's 2 bedroom house
- Single men's quarters comprising 3 bedrooms with adjoining showers and facilities
- Large storage shed and shower facilities
- 3 bay timber and iron car port with cement floor
- 4 bay timber and iron workshop with cement floor
- 3 bay timber and iron machinery shed
- 4 bay timber and iron machinery shed
- Timber and iron workshop and saddle room with timber floor



Paddocks & Waters

Abundant water! The water and wetlands is one of Wairuna's many features; each paddock has excellent cattle watering points.

- **Lilly Creek Paddock (3200 acres)**
Permanent waterholes in Burdekin River and numerous permanent natural springs
- **Chopper Valley Paddock (3000 acres)** Permanent waterholes in Burdekin River and numerous permanent natural springs
- **Cabbage Swamp Paddock (2200 acres)** Cabbage Swamp, Burdekin River and numerous permanent billabongs
- **Main Camp Paddock (2900 acres)**
Pelican Lake, Burdekin River and numerous permanent billabongs
- **Lucy Paddock (9400 acres)**
Back Creek semi-permanent waterholes and semi-permanent natural springs



- **Lidia Paddock (10,000 acres)**
Back Creek semi-permanent waterholes and semi-permanent natural springs
- **Phoenix Holding Paddock (300 acres)**
Burdekin River and Wairuna Lake
- **Lake Paddock (2300 acres)**
Wairuna Lake, Burdekin River and numerous billabongs
- **Deep Creek Paddock (6500 acres)**
Numerous permanent natural springs
- **Twin Swamps Holding Paddock (1600 acres)**
Cascade Creek and 2 permanent billabongs



- **Peters Creek Paddock (4050 acres)**
4 permanent natural springs
- **Bullock Paddock (7500 acres)** - Numerous natural springs and 2 open dams
- **Texas Paddock (2600 acres)**
Junction of the Burdekin River system with permanent waterholes and Piebald Swamp
- **Piebald Swamp Paddock (1300 acres)**
Permanent waterholes in Burdekin River
- **Tomlins Paddock (4900 acres)**
Permanent springs as well as Tomlins and Lagoon Creeks
- **Flaggy and ELO Paddocks (3200 acres)**
Permanent natural springs
- **Burdekin Hill Paddock (8900 acres)**
12 Mile Billabong, Dinner Camp Lake and numerous permanent springs
- **Peters Creek Paddock (4050 Acres)**
4 permanent natural springs
- **5 Holding/Horse Paddocks (1100 acres)**
Burdekin River, Homestead Lake and 4 unnamed billabong/lakes



Yards

Four (4) sets of cattle yards are strategically placed around the property for the ease of cattle handling. "Lucy" and "Wairuna" yards are solidly constructed from split timber and round posts. Both these yards are in good condition and will handle 1000 head of cattle each.

"Emu Vale" is also built from split timber and round posts and capable of handling 1000 head of cattle; it's in fair condition.

"Dip Yard" is constructed from split timber and round posts and is in need of repair to be brought up to a useable state. These yards include a cement plunge cattle dip.

There is a further set of unused cattle yards which has a cement plunge cattle dip.

Carrying Capacity

"Wairuna" has a carrying capacity of 10,000 Breeders

Included in Sale:

Cattle: Approx. 3,200 Quality Brahman Breeding Females (principally 2006 drop & older), plus all calves at foot & approx. 100 top quality grey Brahman Bulls.

Horses: Approx. 50 "Wairuna" Station Stock Horses.



Plant

Equipment Included in Sale:

- Nissan UD Body Truck & Crate – 24ft body
- Isuzu Body Truck & Crate – 22ft body
- 2 x Toyota Landcruiser Traybacks
- 2 Tonne Molasses Mixer on trailer with petrol motor
- 5000 Gallon Poly Molasses Tank on a raised loading ramp area
- Company Fuel Tanks
- Post Hole Digger
- 2 Stihl Chain Saws
- Portable Panels left in the yards as presently used
- 4 Saddles
- Furniture in Quarters including beds & cupboards
- Cold Room



Schedule A – “Wairuna” Situation Map



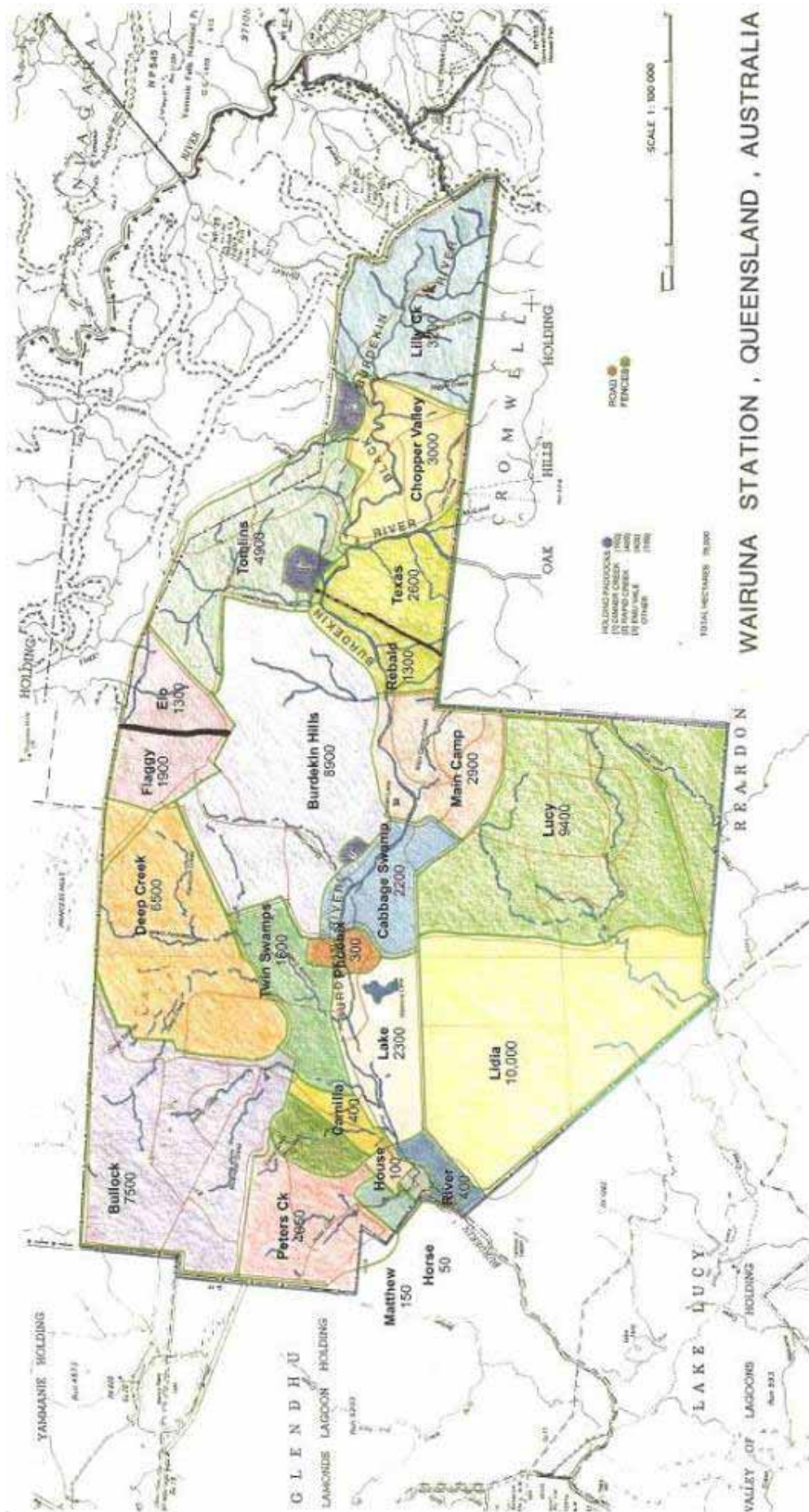
NOTE: The road and railway alignments are indicative only.
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Map 16
Approximate Scale: 1:1,000,000



10	11	
15	16	17
22	23	24

Schedule B – “Wairuna” Property Map









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"Wairuna" has been a tightly held property with only five (5) owners since the introduction of the land selection programme. Today "Wairuna" is operated as a successful large scale cattle breeding enterprise with a carrying capacity of 10,000 Breeders. "Wairuna" has long been renowned for its ability for producing large numbers of quality calves and is ideally situated for marketing stock in to both the domestic and live export cattle markets. The natural watering facilities that abound on "Wairuna" allow for an effective and cost efficient operation.

For inspections please contact the selling agent.