

11th of January 2022

Peter Lloyd Melville (TTE) and Denise Kay Melville (TTE)
50 Smiths Road,
Avoca QLD 4670

Re: Property situated at: Lot 4 Kirchners Road, Bullyard QLD 4670

The above property consisting of 43HA* fenced for cattle, 25HA* of old cultivation/grazing, 15HA* of grazing on the freshwater Kolan River, two dams and small shed.

Sold properties near yours that recently sold:

- 2129 Bucca Rd Bucca. 114.18HA sold for \$1,010,000.00 or \$8,859.00 per HA on the 20/08/2021.

Features:

- 282 acres of cleared freehold land with the exception of timbered boundaries and water course
- Fully fenced boundaries and assorted paddocks, 30-acre paddock with dog fencing, suitable for sheep
- Just under 200 acres has been used for cultivation, mostly grey soils
- 100hp Perkins diesel pump with 150mm underground mains to 17 hydrants throughout cultivated area
- Dam with the capacity to hold up to 300ML with a permanent allocation to hold 190ML from splitters creek
- Numerous waterholes along watercourses
- 24m x 12m high clearance machinery shed
- Standalone, air conditioned one bedroom unit with fully equipped kitchen and bathroom
- 360,000 litres of rain water storage off the shed
- Off grid solar with backup batteries + solar hot water
- The 220 acres of leasehold land is timbered and unfenced
- Total freehold area 114.18ha / 282acres
- Waterway 9.37ha / 23acres - White zone 94.03ha / 232acres

There are no similar properties for sale within a 2km radius of your property.

Based on the current market, the condition, the amount of available cultivation and water for irrigation in my professional opinion in today's market it would achieve between \$700,000* to \$680,000*.

This is a market appraisal only, please be advised that I am not a registered valuer and prices are subject to change along with market conditions.

Yours sincerely

approximate indicator *

Giovanni Pappalardo

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