



# Rural Property Appraisal

Monday, 11 December 2023

Prepared for:

**Muster Holdings Pty Ltd**

Prepared by:

**REX LUERS**

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Co Agency with  
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**NUTRIEN HARCOURTS WA**

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Principal: Jon Bahen  
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11 December 2023

Adam Smith  
Muster Holdings Pty Ltd  
office@ferndalefarms.com.au

Dear Adam

Please find detailed below a brief property description of portion of the property and appraisal as requested. If you require further information or at some stage are considering the sale of your property please don't hesitate to call me to further discuss your requirements.

## PROPERTY APPRAISAL

### Introduction

Nutrien Harcourts Real Estate would like to thank you for the opportunity to be able to provide with an up-to-date property appraisal. In preparing this appraisal I acknowledge having used information provided by the owner which is deemed to be in good faith.

### Property Name & Location

The property is located approximately 10kms east of Beverley township on Dongadilling road.

### Legal Description & Title Information

Land District	Lot Number	Plan/Diagram	Volume	Folio	Hectares
Avon	12	409567	2949	8	103.43
Avon	25	224682	1197	751	343.11
Avon	5170	109824	1203	162	155.64
Avon	2822	252043	1203	162	40.48
Avon	17594	252044	1203	162	121.42
Avon	19049	224683	1203	162	3.46
Avon	19079	252537	1203	162	48.48
				<b>TOTAL</b>	<b>816.02</b>

### Registered Owners

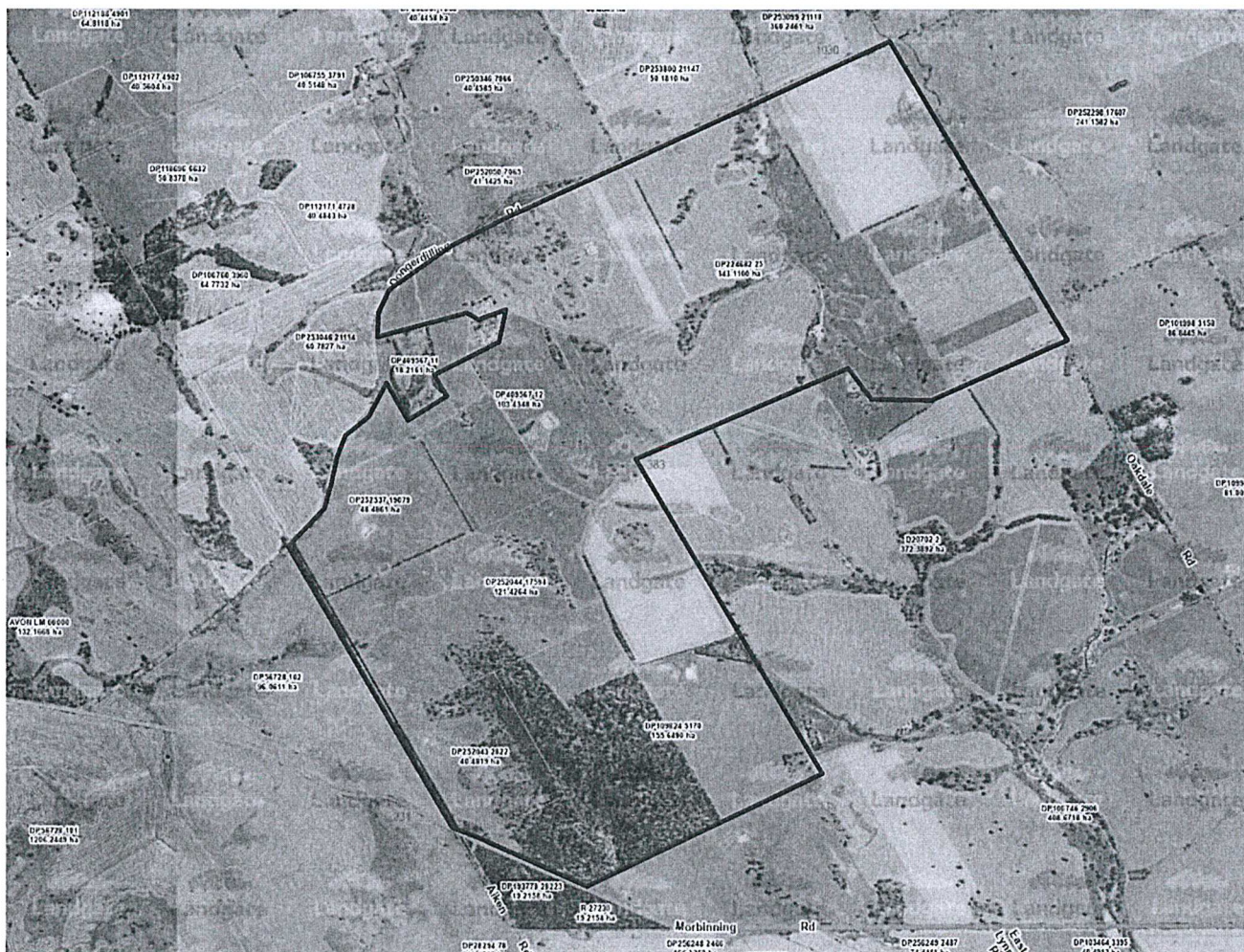
The property is currently in the name of Muster Holdings Pty Ltd

### Shire & Zoning

The property is located in the Beverley shire region and is zoned rural.

### Property Area

Total Hectares 816.02



**Brief Property Description**

The soil is average to excellent with clean open paddocks and in a reliable rainfall zone with the average rainfall being 400mm. The original vegetation is York Gum, White Gum and Jam.

Owners have indicated 711 arable hectares on the property.

**Improvements/Infrastructure**

Four general purpose sheds, shearing shed and yards, plus 9 silos

**Sales Evidence**

Sale Date	Location	Property Size	Total Price
Oct 21	Beverley	186 ha	1,515,000
Feb 22	Beverley	410 ha	3,700,000
Oct 23	Quairading	438.37	3,430,350

8145 / Heenan  
9026 / ✓  
7833 / ✓

**Property Assessment (Appraised Price)**

As rural property values generally reflect the seasonal prospects and trends in commodity prices obviously the current fluctuations in grain, wool and sheep meat values are playing a significant role when prospective purchasers are assessing farm values.

The assessment of this property will be greatly influenced by the demand and financial position of district and external buyers looking to expand and are generally based on dollars per arable hectares.

To affect an immediate sale of this Beverley property a possible sale price of **\$5,800,000 to \$6,800,000** which reflects the current rural property market in the area.

This information is valid for 30 days from the date of appraisal.

Yours faithfully



**Rex Luers B. Bus (AG)**

LIVESTOCK AND LAND

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*\* Disclaimer: Please note that this report does not constitute a formal valuation, but rather a marketing appraisal prepared by Landmark Realty, and is indicative to the prevailing market at the date hereof. Whilst this report has been formulated from sources we deem to be reliable and is tendered in good faith, no warranty, expressed or implied, is made by Landmark Realty as to the accuracy or completeness nor does it accept any responsibility for matters arising there from. Valid for 30 days from the date of this appraisal*