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WIDE BAY BURNETT

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ABN No: 61 150 986 539 | MJV Property Group Pty Ltd T/A A1 Realty Wide Bay Burnett | Licence No: 34 66 481

30.6.2021

Damshell Investments Pty Ltd as Trustee for Shelldam Super Fund
7 Bendidee Court
Branyan
Qld 4670

RE: Selling Estimate for 261 McDonalds Road, Farnsfield Qld 4660 as at 30th June 2021

The property is 25.52HA in total area of which approximately 16.5HA is arable of grey loam soil.

Features include:

- Approximately 40 acres of cultivated grey soil land
- 40 mega litres of water allocation
- 3 phase motor and pump
- Underground irrigation
- Dam ✓

ESTIMATE **\$448,486** (\$11,000 per acre with water allocation included)

Comparable sales:

1. 289 McKenzies rd Farnsfield. Sold August 2021 \$220,000. 70 acres pine forest plantation with shed. Inferior property
2. L323 McKenzies rd North Isis. Sold July 2021 \$270,000. 50 acres with cattle yard and fencing with stock bore. Inferior property
3. 111 Wechels rd Horton. Sold May 2021 \$600,000. 5 meg water allocation, large 4 bed 2 bath home, 2 8m x 16m sheds, 3 phase power, inground pool, fenced 20 acres Superior property

Sincerely

Michael Vella
Principal
Sales Manager
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