

30.6.2022

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

RE: Selling Estimate for 261 McDonalds Road, Farnsfield Qld 4660 as at 30<sup>th</sup> June 2022

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
- Approximately 22 acres remnant vegetation
- 40 mega litres of water allocation
- 3 phase motor and pump
- Underground irrigation
- Dam

ESTIMATE **\$500,258** (\$12,000 per acre with water allocation included plus \$500 per acre for the remnant vegetation)

Comparable sales:

1. 409 Webbs rd, Abington Qld 4660. Sold June 2022 \$895,000. 90 acres aquaculture farm with residence and sheds, 5 meg water allocation. Superior property
2. 633 McDonalds rd North Isis Qld 4660. Sold July 2022 \$525,000. 41 acres remnant bushland with house and sheds. Superior property
3. 0 Rankin Road Childers Qld 4660 Sold Nov 2021 \$450,000 39ha red soil with water allocation. Predominately remnant vegetation. Approx. 15 acres arable land. Large shed 3 phase power Inferior property

Sincerely



Michael Vella  
Principal  
Sales Manager  
0419 025 330



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RE: Selling Estimate for 261 McDonalds Road, Farnsfield Qld 4660 as at 30<sup>th</sup> 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

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