



GRANITE BELT REALTY
Local People Working For You

7th July 2020

WKL Taylor Pty Ltd (tte)
Taylor Family Superannuation Fund
74 Robertson Rd
Amiens Q 4380

Dear Sir/Madam,

Re: Property Appraisal 245 Cannon Creek Rd, Amiens - 62.74 ha 'Baronios'.

I advise having inspected the property situated at Cannon Creek Rd, Amiens and provide my property appraisal following.

Property Appraisal

Address: 245 Cannon Creek Rd, Amiens, Qld 4380

Description: L670 BNT1754, L2 RP27139

Area: 62.74 ha

Description of Land:

Approx. 21.5ha (53 acres) of cultivation in place with permanent irrigation lines, 6 dams and multiple water licences from Cannon Creek. An older style stucco cottage and large machinery shed. Balance land is natural bush. The property is immaculately presented with all improvements in excellent condition.



I, Sally J Rowen being a licensed real estate agent in practice in Stanthorpe, Qld, hereby declare that in my opinion a fair market value for the property on today's current market would be in the vicinity of **\$1.5M to \$1.6M**

I provide evidence of 3 recent comparative sales as follows.

- ~ 200 Collins Rd, Glen Aplin, Q 4381 - 69.25Ha sold 14/06/2018 \$1.3M established olive farm with processing plant and shop.
- ~ 992 Sugarloaf Rd, Sugarloaf, Q 4380 - 83.22 Ha sold 08/11/2019 \$2.14M established small crop farming operation with good water supply and storage.
- ~ 189 Aerodrome Rd, Applethorpe, Q 4380 - 32.41Ha sold 25/02/2019 \$1.25M established strawberry and small crop farming operation with good water, no infrastructure.

Should you require any further details in this regard, please do not hesitate to contact me.

Yours faithfully



Sally Rowen
Granite Belt Realty

Disclaimer

The appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure I stress that it is an opinion only and not to be taken as a sworn valuation. I must add that I shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

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