



7th July 2020

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

Dear Sir/Madam,

Re: Property Appraisal 23 Quirks Rd, Amiens - 67.97 Ha 'Quirks'.

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

Property Appraisal

Address: 23 Quirks Rd, Amiens, Qld 4380

Description: Lot 312 BNT520, Lots 101& 102 BNT520, L106 BNT806004, L4 SP279138

Area: 65.9ha

Description of Land:

Approx. 17.5ha (43 acres) of cultivation in place with permanent irrigation lines, 6 irrigation dams, 3 stock dams, an approx. 2 ha curtilage area which includes an older 3 bedroom stucco home with carport, large packing shed with coldrooms, machinery sheds, and an old plant nursery. Balance land is natural bush and grazing land.



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 **\$1.9M to \$2M**

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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