



VANLEE STATION

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LOCATION

Vanlee is situated 75 km to the northeast of Georgetown and 104 km to the west of Mount Surprise. Access to Vanlee is provided by a gravel road maintained by the Etheridge Shire, which is approximately 70 km long. This road connects to the Gulf Development Road, leading east for 330 km to Mareeba and west for 420 km to Karumba. Additionally, Charters Towers and Hughenden are located around 500 km to the south.

SERVICES

There are three access roads from the Gulf Development Road, which connects Cairns to Normanton. Services include a twice-weekly mail service from Mt Surprise, rural power, satellite television, and Starlink internet. An all-weather airstrip is also located near the homestead.

Georgetown, with a population of about 200, offers a hospital, motel, hotels, and various businesses providing essential supplies. A State School with weekly boarding for grades one to ten is available, with supplies typically sourced from Atherton or Mareeba.

Vanlee's central location allows access to livestock marketing options, including meatworks, live export yards, and saleyards in Townsville, Charters Towers, Mareeba, and Tolga. The fertile pastures of the Atherton Tablelands enhance livestock marketing opportunities.

AREA & TENURE

Area: 96,615.70 ha (approx 238,640ac)

Rolling Term Lease: PH18/5026 NAMARRONG PAR ANCASTER Lot L507 CP865042 & L5026 PH251

Rolling Term Lease: expiry 30.6.2047

RATES & RENT

Etheridge Shire: Rates \$24,975.60 (as at 30.6.24)

Qld State Govt: Rent \$5920.03 (quarterly as at 10.8.23)

COUNTRY

Vanlee is a large-scale breeding operation situated along fertile river and creek frontages, featuring broad river flats from Parallel Creek and the Einasleigh River to red basalt pebbly ridges. The property has double frontages to Martins, Dickson, Two Mile, Bullock, and Cattle Creek, providing seasonal water sources and quality grazing.

The spring-fed Elizabeth Creek flows into the Einasleigh River and Parallel Creek, ensuring a reliable year-round water supply for livestock, complemented by various natural springs across the land.

The land mainly consists of red soil, with areas of basalt, sand ridges, and decomposed granite. The northern and southern boundaries are surrounded by range country, while the Einasleigh River runs northwest for about 35 kilometers through the center.

Timber includes Narrowleaf and Silverleaf Ironbark, Bloodwood, and various Eucalypt species, along with a diverse understory of shrubs. The pasture features a range of grasses, including Black Spear grass, Kangaroo grass, and Stylo varieties. While Rubber Vine is present in the creeks, it is manageable and does not pose a significant threat to livestock.

RAINFALL

Annual rainfall approx 750mm or 32 inches. See attached Georgetown BOM rainfall records.

HOUSING

There are two housing complexes located approximately 1 kilometer apart.

New Homestead: Built in early 2023 the homestead is modern with open plan kitchen/lounge, airconditioned, 3 large bedrooms, ensuite and 2nd bathroom, large office, verandas on both eastern and western sides and cold room adjacent. Being newly established the lawn-only garden is a work in progress.

Homestead: This comfortable 4-bedroom homestead is air-conditioned and features a separate detached kitchen. It is situated in a well-shaded, low-maintenance garden with established trees and a lawn. The homestead complex is located along the banks of the Einasleigh River, with water drawn from the river using an electric jet pump.

Cottage: The 2-bedroom worker's cottage is a high-set timber and iron dwelling that includes a kitchen, an upstairs veranda, and an open area underneath. This cottage is located next to the main homestead within a separate, enclosed fenced area.

Donga: This space is air-conditioned.



SHEDS

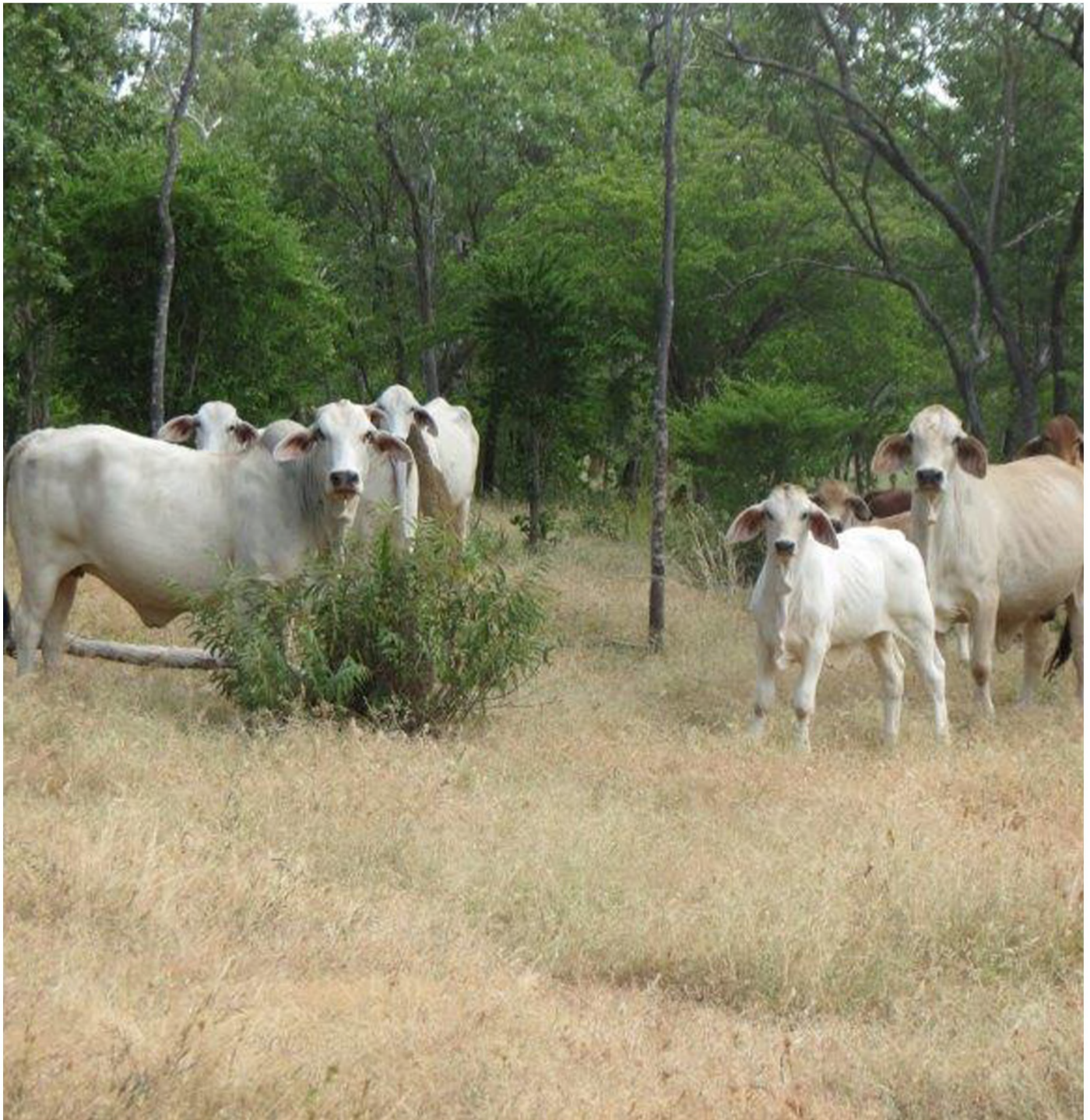
There are three main sheds on the property:

- A 30m x 10m machinery shed and workshop
- A 25m x 20m machinery storage shed
- A hay shed

Additionally, there is a garage at the homestead.

BLACK SOIL CAMP

Located 18 km from the homestead complex, on the northern side of the Einasleigh River and near the Black Soil cattle yards, the camp is well-equipped with donga sleeping quarters, a kitchen, generator power, showers, and toilets. Since the majority of the property and cattle are situated north of the river, this facility enables efficient use of labor and property resources during the two mustering rounds each year, which last approximately 6 to 8 weeks.



FENCING

There are ten main paddocks and ten holding paddocks. The house yards have laneways for weaner tailing. The boundary fence is sound, and all internal fences are under 12 years old, typically consisting of 3-barb and 4-barb wire with steel pickets.

YARDS

There are three sets of cattle yards:

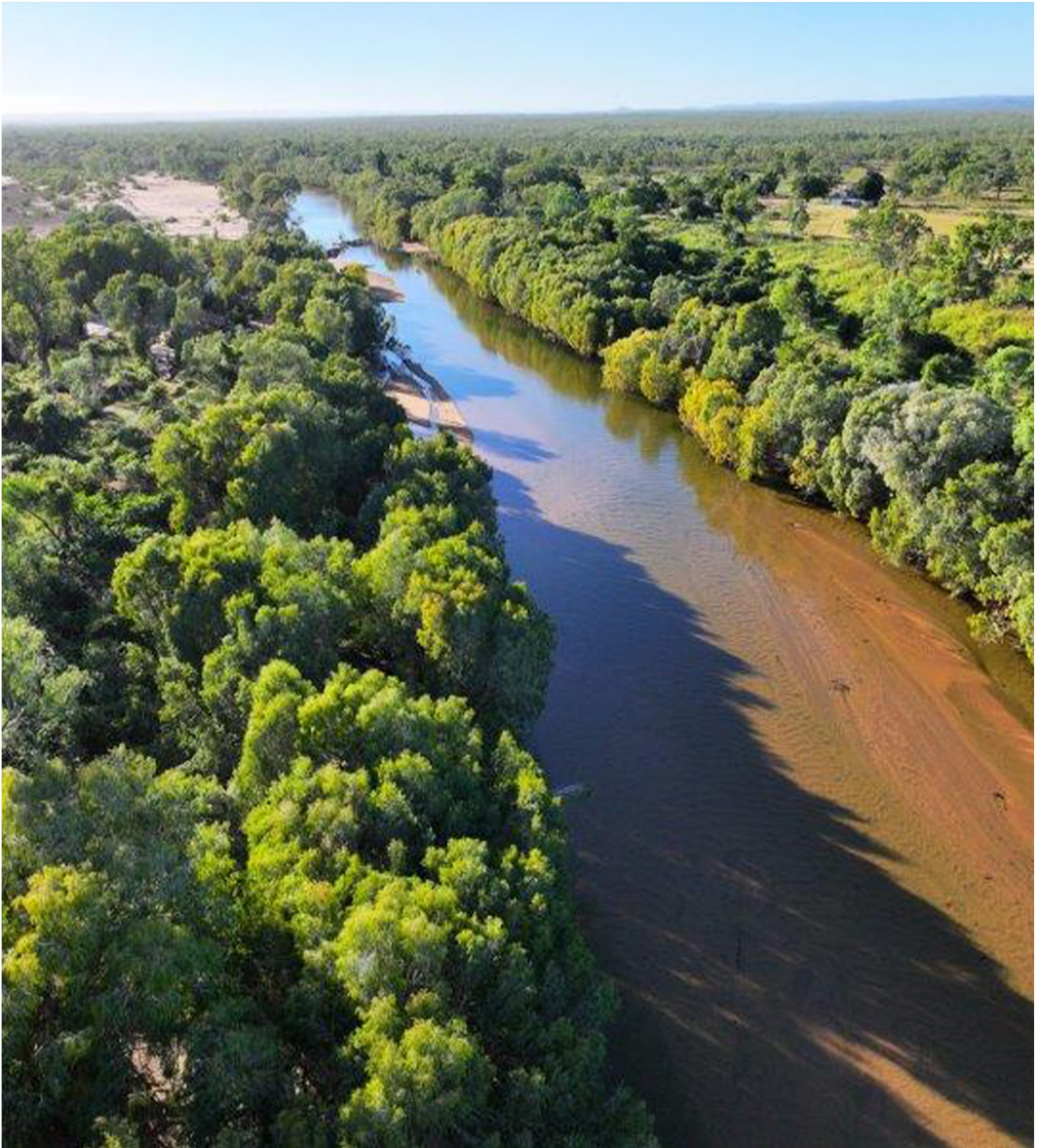
- **Homestead yards:** These have a capacity of 2000 head of cattle and are constructed from permanent steel.
- **Black soil yards:** With a capacity of 800 head of cattle, these yards are made from a combination of some permanent steel and mainly portable panels.
- **Queeko yards:** Also with a capacity of 800 head of cattle, these yards utilize portable panels and mesh. There is a camp setup that includes a flush toilet, hot water, kitchen, and airstrip. Adjacent to the camp is a permanent waterhole located on Elizabeth Creek.

All yards are equipped with water, branding cradles, vet crushes, and loading ramps. Both the Homestead and Queeko yards have road-train access.



WATERS

There is permanent water along the 35 km double frontage of the Einasleigh River, Elizabeth Creek, and Parallel Creek, with semi-permanent waterholes found along Red River. Additionally, there are numerous seasonal and permanent creeks and waterholes.



29 DAMS

- Brodies
- Bulleringa
- Split Rock
- Jims
- Friendly
- Slick
- Progress
- Black soil
- White
- Soda
- Feral
- Eagle Hawk
- Budgie
- Johnny Withers
- Pudding
- Stubby Bottle
- Queeko (2)
- Dudd
- Surprise
- Broken
- Davison
- Rifle Creek
- Red
- Sandy Creek
- New Bullock Paddock
- Airstrip
- Burra Pit
- Dollar bird

12 BORES / 26 WATERS

- **Cornerstone:** 40m, 1200gph, 240v, 2 waters
- **Collins:** 40m, 1200gph, 240v, 7 waters
- **Mine:** 40m, 450 gph, solar, 1 water
- **Bullock Pdk:** 30m, 1000gph, solar, 1 water
- **Budgie:** 20m, 600gph, solar, 1 water
- **Dickson:** 40m, 10000gph, genset, 6 waters
- **Two-mile:** 40m, 800gph, solar, 1 water
- **Queeko:** 40m, 450gph, solar, 1 water
- **Bulleringa:** 20m, 300gph, not equipped
- **Black soil:** 40m, 1000gph, solar, 3 waters
- **Eight-mile – pump** in river, solar, 1 water
- **Red River x 2:** 60m, 350gph, solar, 1 water
- **Footy's:** 40m, 25000gph, equipped, pumping into creek.

18 SPRINGS

- Bull
- Martins Creek
- Two-mile
- Drum
- Gum Tree
- Soda
- Dingo
- Friendly
- Myall
- Top
- Corner
- Middle
- Brodies
- Pudding basin
- Rocky
- Niger
- Brumby
- Eagle Hawk



CARRYING CAPACITY

Vanlee is currently facing a significant understock situation and has the capacity to comfortably accommodate a larger number of animals. According to the vendor's assessment, the property can support approximately 8,500 breeding females plus replacement heifers, making a total of about 9,000 animal equivalents (AE). Additionally, the vendor believes there is potential for increased carrying capacity with further development.

CATTLE

The sale will include approximately **5,850 adult cattle, along with 850 weaners and their progeny**. The herd is described as a high-quality, large-framed Brahman herd, predominantly grey, with a good percentage of red and honey cattle, as well as a few black and brindle animals. Brahman bulls are sourced from Conjuboy and Lanes Creek studs, while Charbray bulls (approximately 10%) are sourced from Barronessa Charbray stud.

Included in the transaction:

- Breeders 4450 (No.3's and older)
- Bull 118
- No. 4 heifers 875
- Steers (mixed age) 400
- Weaners mixed 850
- Progeny – all calves given in

CATTLE BRAND

The original W4V property brand and its associated symbol will be included in the sale.

- Three Piece brand



- Symbol brand



AIRSTRIP

Adjacent to the Homestead complex is an RFDS-approved 1000m airstrip. Coordinates: Latitude -17.868, Longitude 143.704, Elevation 325 meters.

PLANT & MACHINERY

- **Barb wire:** 57 rolls heavy + 32 rolls high tensile
- **Poly pipe:** 17km of 50mm pipe
- **Poly tanks:** 2 x 6000gal
- **Water troughs:** 3
- **Loader Cat 930**
- **Kubota 65 Skid steer**
- **Truck:** UD 2006, 265hp
- **Truck:** UD 1981
- **Truck:** Isuzu 300, 4x4 with Hiab & dog trailer
- **Toyota Trayback 2004 utility**
- **Forklift**
- **Tele handler**
- **John Deere Tractor 4020 with Fork & bucket**
- **Honda firefighter pump**
- **Honda pressure washer**
- **Honda Gen Set:** 8kva, petrol
- **Electric pumps x 2**
- **Solar pumps x 2, new**

