



Greenfield®

Farming
Real Estate

A.C.N: 650 590 284

AUSTRALIAN GRAZING PROPERTY

Northam Dam

(Isaac Station Well)

Wyandra QLD 4489, Australia

45,400 acres

\$ 600 AUD per acre

Walk-In Walk-Out

Information memorandum

Yuda Peretz

+61 478 496 719



RATE NOTICE

FOR THE PERIOD
01-07-2024 to 31-12-2024

CAMERON S & JEANNIE R BAKER
'NORTHAM'
WYANDRA QLD 4489

ASSESSMENT NO.: 01304-50000-000
PAYMENT REFERENCE: 10013944
DATE OF ISSUE: 03-09-2024
DUE DATE: 03-10-2024
VALUATION: \$920,000
VALUATION DATE: 30-06-2021
AREA: 18,372.87 ha
RATE GROUP: 6

Property Location and Description

'NORTHAM', 9075 CUNNAMULLA CHARLEVILLE ROAD,
WYANDRA QLD 4489
L2/PR129, L5/PR5:GHPL/15/1620, LA/PR132:PT
(NON SPECIFIC) RESERVE/21:PO 235561 & L1/PR129:
PAR NORTHAM & L3/PR6:GHPL/15/1621:
PAR YARRAMAN BAR

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
NET ARREARS from previous notice(s)			491.71
Interest added this period			9.81
General Rates	920000	0.005371155	4,941.46
Differential Rate Category 8 - Under 20,000Ha < \$60 pHa			
Water	15	26.00	390.00
Environmental Protection Levy	1	37.50	37.50
Dingo Barrier - State Govt.	920000	0.000326275	300.17
State Gov Emergency Management 2 E	1	59.50	59.50
TOTAL RATES and CHARGES			6,230.15
Discount from this notice if paid by 03-10-2024			-494.15
NET payable if paid by 03-10-2024			5,736.00
DISCOUNT WILL BE ALLOWED IF PAID BY	DUE DATE	DISCOUNT	NET PAYABLE
	03-10-2024	494.15	5,736.00



Billor Code: **7203**
Ref: **10013944**

Scott Osman
Chief Executive Officer

(ATTACH THIS PORTION TO YOUR REMITTANCE)

IF RECEIPT REQUIRED
PLEASE TICK BOX ☐

Please note hereunder any change of address

NAME.....

NEW ADDRESS.....

.....

.....

SIGNATURE.....

ASSESSMENT NO. 01304-50000-000
NAME CAMERON S & JEANNIE R BAKER
NET AMOUNT DUE 5,736.00
DUE DATE 03-10-2024
PAYMENT REFERENCE 10013944

Property Maps

Property Boundary & Regional Location

NORTHAM 9075 Cunnamulla Charleville Road, Wyandra QLD 4489



Area & title

Northam comprises approximately 18,372.87 hectares (45,400 acres) of agricultural grazing country.

Property description

L2/PR129, L5/PR5: GHPL/15/1620, LA/PR132: PT (Non Specific) Reserve/21: PO 235561,
L1/PR129: Par Northam and L3/PR6: GHPL.

Situation & Services

Ideally positioned on the Mitchell Highway, Northam is located at 9075 Cunnamulla Charleville Road, Wyandra, QLD 4489, Australia.

Northam enjoys a highly accessible position approximately:



Wyandra is a welcoming rural community offering a hotel, caravan park, general store/café and Wyandra State School (Kindy to Year 6), with bus services to Charleville providing secondary education through to Year 12.





Country Balance

Northam features a diverse and balanced mix of western and eastern grazing country.

Western country

The western country comprises open heavy black soil downs well grassed with Mitchell grass, areas of open red loams supporting strong Buffel pasture, and western floodout country influenced by the Warrego River carrying heavy Mitchell and Buffel pastures together with highly productive winter herbage.

Eastern country

The eastern country provides a diverse and balanced mix including low Mulga country offering valuable drought security, semi-open soft Red Box pine and sandalwood country, areas of Gidyea Box suitable for development and Buffel establishment, and naturally grassed country supporting Mulga Mitchell, Mulga oats, Neverfail and other native grasses and herbage.

Rainfall

Average annual rainfall stated in the source is approximately 395 mm (16 inches), as recorded at Railway Street, Wyandra.

Water

Water is a standout feature of Northam.

Improvements described in the source include:



Two flowing bores, reticulated to tanks and troughs



Bore drain supplied from the Wyandra flowing bore



Two shared bores from neighbouring properties on the southern boundary, Claverton and Clovelly



A substantial natural lake on the eastern boundary, approximately 200 hectares in size when full

Fencing

Northam is fenced into nine main paddocks plus numerous smaller paddocks and coolers.

Fencing is described as excellent throughout, with predominantly boundary exclusion fencing and boundary and internal fencing incorporating a mix of electric fencing and netting with 2–4 barbs.

Much of the fencing has been new or replaced in recent years, and the property is securely fenced and well suited to goats, sheep and cattle.



Homestead & accommodation

Northam offers comfortable on-property accommodation supported by established improvements.

Main homestead

A well-presented three-bedroom, one-bathroom homestead featuring open-plan kitchen, dining and lounge areas, set amongst established lawns and trees.

Additional accommodation

One-bedroom single men's quarters

Three-bedroom shearers' quarters with kitchen and bathroom facilities

Working infrastructure

Northam is supported by practical operational improvements designed to assist day-to-day property management and livestock handling.

Infrastructure described in the source includes:



Five-stand shearing shed with adjoining sheep yards



Machinery shed / aircraft hangar



Registered airstrip located adjacent to the hangar



Steel goat and sheep yards



A set of steel cattle yards centrally located on the eastern side of the highway

Property highlights

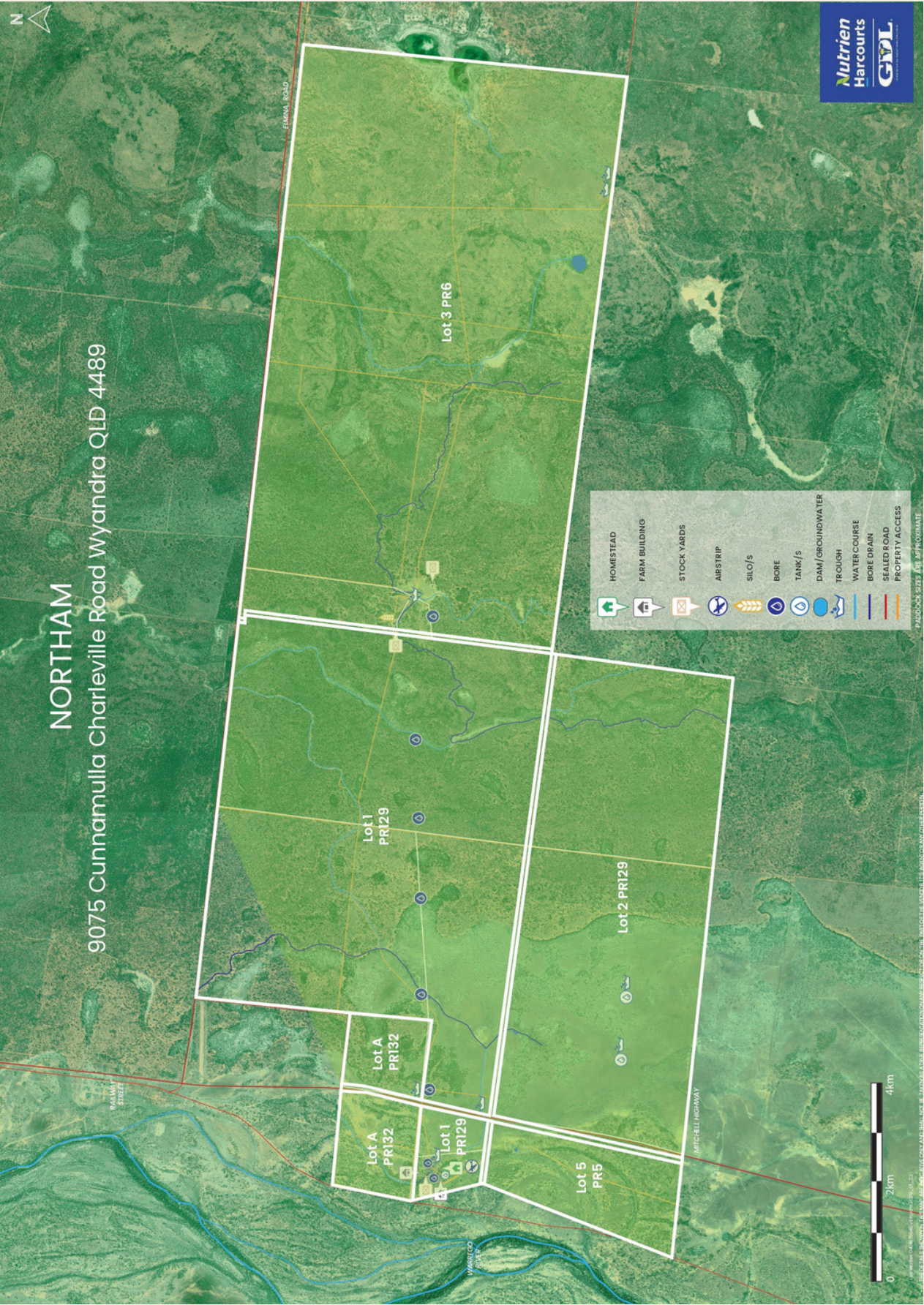
Northam is a versatile South-West Queensland grazing holding combining scale, accessibility and a well-balanced mix of country.

Straddling the Mitchell Highway and supported by established fencing, reliable water infrastructure and operational improvements, the property offers flexibility across a range of grazing enterprises.

Production & operating profile

The source describes Northam as well suited to sheep, cattle breeding and backgrounding, goats, or a mixed enterprise.







ENQUIRIES & INSPECTIONS

Yuda Peretz

+61 478 496 719

TURN TURN & WITTENBURRA

(Avraham Well Station)

Pride Of The Paroo
Eulo QLD 4491, Australia

For Expression of Interest (EOI), contact Yuda Peretz



<https://gfre.au/>



office@gfre.au

The details above are those supplied by the vendor and prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of these details. All approximate figures remain approximate.