

AUSTRALIAN GRAZING PROPERTY

Turn Turn & Wittenburra

(Avraham Well Station)

Pride Of The Paroo
Eulo QLD 4491, Australia

139,825 acres

\$ 500 AUD per acre
Walk-In Walk-Out

Including approximately 18,000 sheep

Information memorandum
Yuda Peretz
+61 478 496 719



RATE NOTICE

FOR THE PERIOD
01-01-2026 to 30-06-2026

MURRAY H & ANNE L TODD & SAM A TODD
347 WITTENBURRA ROAD
EULO QLD 4491

ASSESSMENT NO.: 01236-00000-000
PAYMENT REFERENCE: 10013225
DATE OF ISSUE: 10-02-2026
DUE DATE: 12-03-2026
VALUATION: \$3500000
VALUATION DATE: 30-06-2025
AREA: 56667.123400ha
RATE GROUP: 6

Property Location and Description

'TURN TURN', 347 WITTENBURRA ROAD, EULO QLD 4491
L9/NL11:PAR WINNONA & L6/NL2 & L3/NL4:PAR
MINYEBURRA & L5/NL22:<40024082>:PAR PODMORE &
L8/NL23:<40024081>:PAR KYEARING & L2-4/NL8:
PAR WITTENBURRA

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
General Rates	3500000	0.0019	6,650.00
Differential Rate Category 8 - Rural Properties => 500Ha		39.35	
Environmental Protection Levy	1		39.35
Dingo Barrier - State Govt.	3500000	0.0001	328.90
Rural Fire-Eulo (Rural)	1	20.00	20.00
State Gov Emergency Management 2 E	1	61.50	61.50
TOTAL RATES and CHARGES			7,099.75
Discount from this notice if paid by 12-03-2026			-665.00
NET payable if paid by 12-03-2026			6,434.75
This Invoice contains GST of \$0.00			
DISCOUNT WILL BE ALLOWED IF PAID BY			
	DUE DATE	DISCOUNT	NET PAYABLE
	12-03-2026	665.00	6,434.75



Billers Code: **7203**
Ref: **10013225**

Martin Leech
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. 01236-00000-000
NAME MURRAY H & ANNE L TODD & SAM A TODD
NET AMOUNT DUE 6,434.75
DUE DATE 12-03-2026
PAYMENT REFERENCE 10013225

Property Maps

Property Boundary & Regional Location

Turn Turn & Wittenburra, Pride Of The Paroo Eulo QLD 4491, Australia



Area & title

Turn Turn & Wittenburra comprises eight freehold titles, extending across approximately 56,587 hectares (139,825 acres) of agricultural grazing country.

An additional approximately 3,726.4 hectares is identified as stock route.

Lots & Plans: L9 NL11, L6 NL2, L5 NL22, L8 NL23, L3 NL4 and L2–4 NL8.

Situation & Services

Ideally positioned between southern and northern markets, Turn Turn & Wittenburra is located approximately 110 kilometres south-west of Cunnamulla and 45 kilometres south of Eulo via Hungerford Road.

Local services include twice-weekly mail, kindergarten and primary schooling at Eulo, with childcare, secondary schooling and twice-weekly air services available at Cunnamulla.



139,825 acres

Annual rainfall stated in the source (13 inches)



330 mm

Average annual rainfall stated in source



\$7,099.75

*Council rates & charges
1 Jan – 30 Jun 2026*



Turn Turn & Wittenburra comprises principally flat to gently undulating sheep and cattle breeding and fattening country, with a well-balanced mix of open flooded country, sweet pebbly Gidgee and open Mulga.

The flooded country consists mainly of Yupunya fringed with Gidgee and open plains, supporting Queensland Blue Bush, Sugar Grass, Green Panic, Mitchell Grass, Buffel Grass, Flinders and prolific seasonal herbage.

Country Balance

1/3

*Open flooded
country*

1/3

*Sweet pebbly
Gidgee*

1/3

Open Mulga

Waterways

The property is described as highly regarded Paroo watershed country and includes three creek systems:

Turn Turn Creek

Wittenburra Creek

Wiseman & Flannelbelly Creek

Hir Carbon Project

A small HIR Carbon Project is in place.

Fencing & livestock movement

Turn Turn & Wittenburra features extensive exclusion fencing and livestock movement infrastructure designed to support efficient property management.

Approximately 130 km of exclusion fencing is in place, constructed with double and triple box steel stays. The current exclusion-fenced area covers approximately 30,513 hectares, subdivided into five sections.



Additional works described in the source include approximately 30 km of further exclusion fencing, which would increase the exclusion-fenced area to approximately 45,122 hectares.

Approximately 15 km of new 8/90/30 netting fence with top barb wire and steel posts is also in place, with a further approximately 15 km described as planned.

Livestock movement

Three new laneways total approximately 24 km and include three coolers with water points.

Carrying Capacity & Water

22,000 DSE

Vendor estimated carrying capacity

Turn Turn & Wittenburra is reported as currently running approximately 18,500 sheep and 600 cattle, supported by extensive grazing country and established livestock infrastructure.

Livestock class	Head
Ewes	6,500
Mixed-sex sheep	3,500
Wethers	3,000
Lambs	5,500
Cows	350
Calves	100
Mixed-sex weaner cattle	170

Water Infrastructure

12

Artesian bores

25

Poly tanks

57

Troughs

19

Earth tanks



Homesteads & Accommodation

Turn Turn & Wittenburra includes two principal homesteads together with additional furnished accommodation, providing substantial on-property living capacity for owners, staff and visitors.

Turn Turn Homestead

Furnished and air conditioned, with five bedrooms and one bathroom, plus an outdoor toilet and shower. The homestead includes a recently renovated kitchen and bedrooms, outdoor patio and established garden.

Wittenburra Homestead

Furnished and air conditioned, with five bedrooms and two bathrooms, a large kitchen, extensive breezeways and living areas, outdoor patio and large lawn area.

Additional Accommodation

One furnished, air-conditioned three-bedroom cottage
One furnished, air-conditioned two-bedroom cottage
Shearers' quarters described as being in good condition

Working Infrastructure

Turn Turn & Wittenburra is supported by extensive operational infrastructure, including workshops, airstrips, fuel storage, power systems, shearing facilities and livestock handling yards.

Buildings & Equipment

- 2 meat houses
- 1 cold room
- 2 well-maintained airstrips
- 2 sets of fuel tanks
- Large aircraft hangar
- Large workshop with service pit
- Large workshop with concrete floor and hoist
- Machinery shed
- Grain storage shed
- 14 kVA diesel generator
- 2 × 13 kW solar power systems

Shearing & Livestock Facilities

A seven-stand shearing shed provides a large undercover working area with a concrete wool floor.

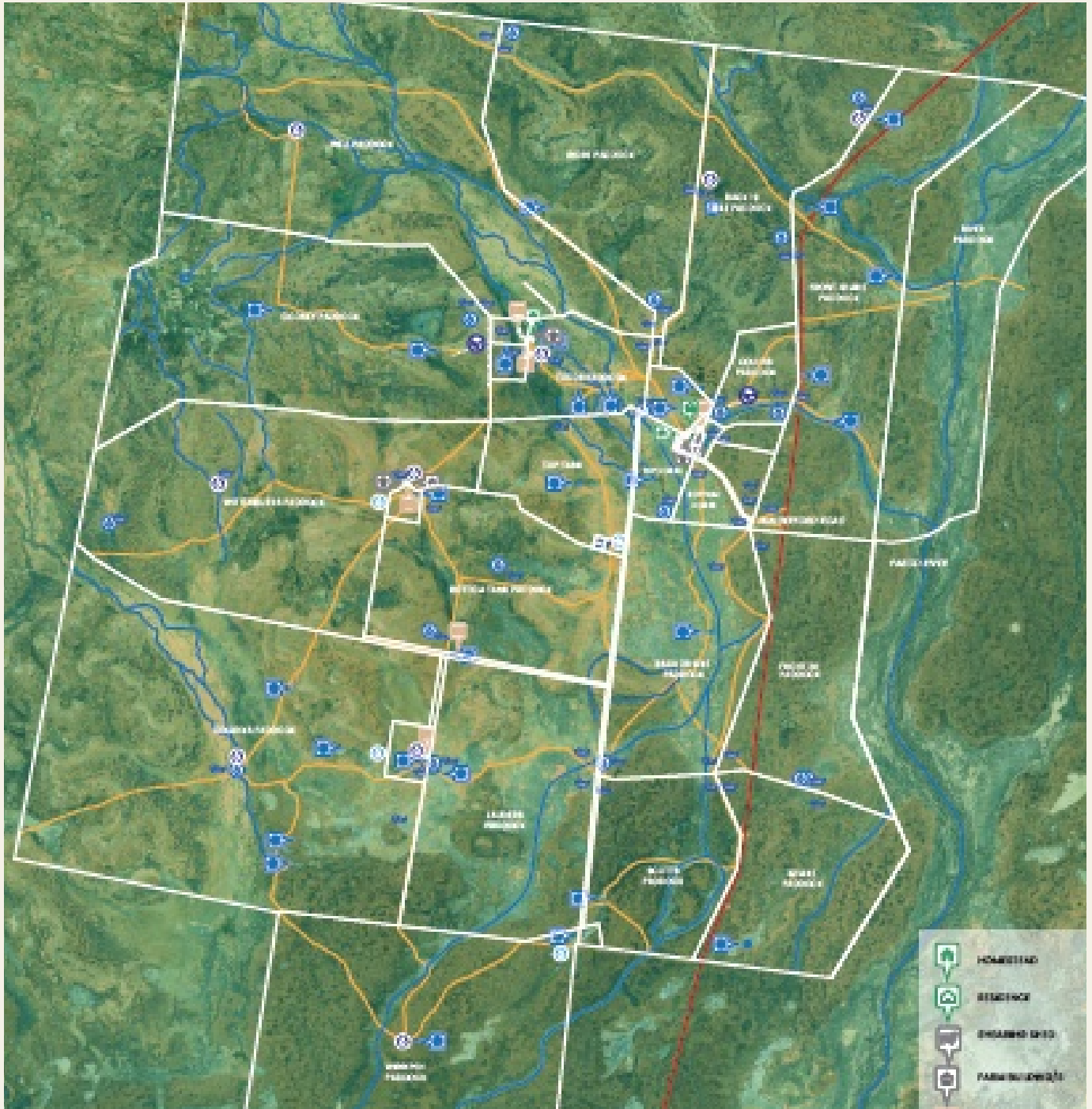
The main sheep yards are designed to handle approximately 5,000 sheep, with power and water connected, a working sprinkler system, extensive wet-weather cover and undercover drafting and classing areas.

Additional facilities include:

- 2 additional sheep yards
- 1 goat yard
- Cattle yards for approximately 800 head
- Working sprinkler system at the cattle yards

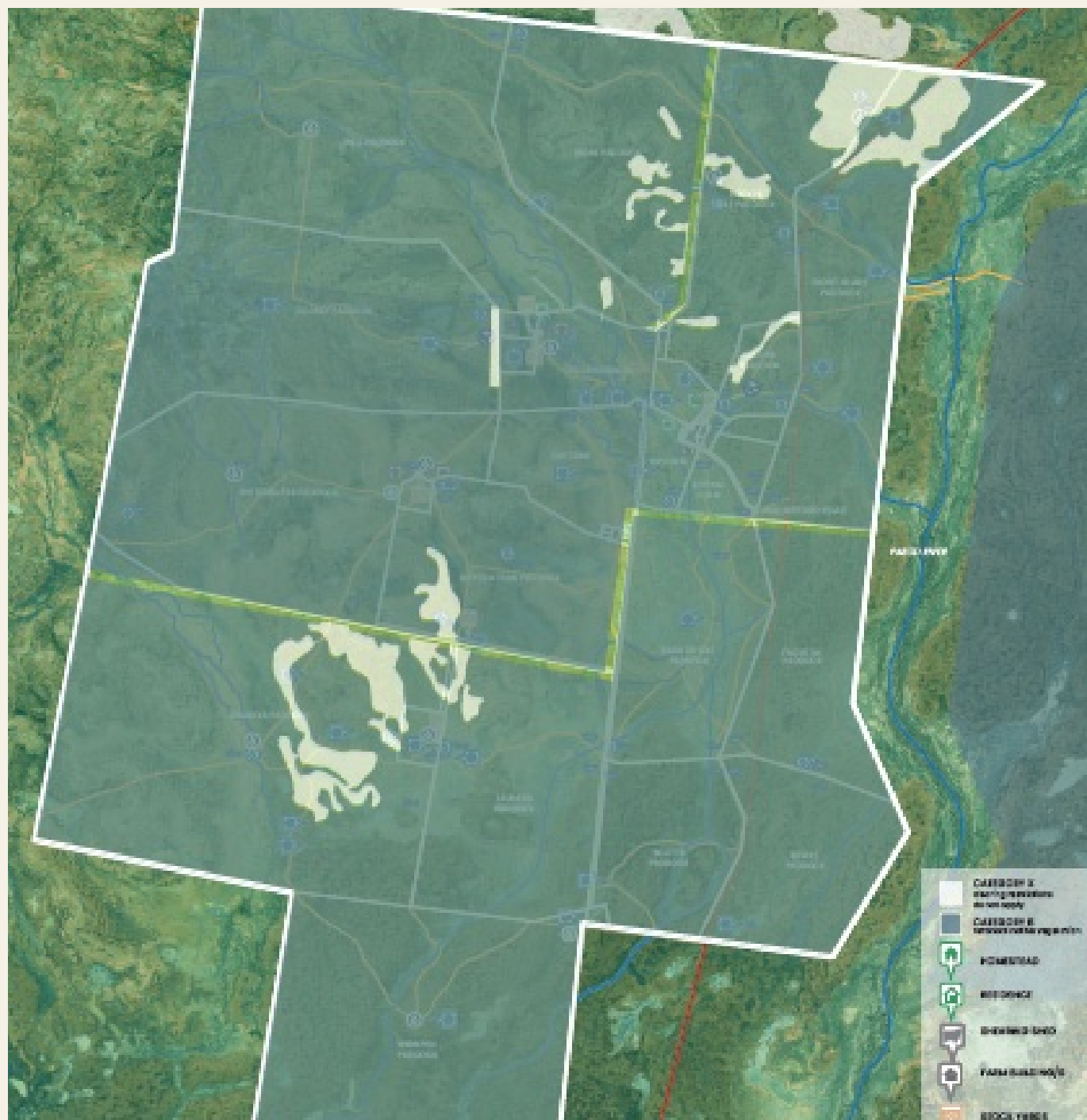
Property Maps

Paddocks & Infrastructure



*Indicative property map showing paddocks, internal access and infrastructure.
Maps reproduced from the supplied Information Memorandum. Boundaries
and locations shown are indicative only and should be independently verified.*

Property Boundary & Land Cover



Maps reproduced from the supplied Information Memorandum. Boundaries and locations shown are indicative only and should be independently verified.



Property Highlights

Turn Turn & Wittenburra has benefited from significant capital improvements over the preceding nine years, which the source states have increased production capability and improved ease of management.

The aggregation offers a diverse mix of country and pasture, supported by established fencing and water infrastructure.

Operating History

Turn Turn has previously been operated as a Merino and Santa stud and is described as being equally suited to beef, lamb, wool and goat production.

Turn Turn & Wittenburra incorporates an extensive range of residential and operational improvements supporting day-to-day property management, livestock handling and accommodation.



Pride Of The Paroo

A substantial grazing aggregation in Queensland's Paroo region

Turn Turn & Wittenburra is a highly regarded grazing aggregation offering a diverse mix of country and pasture, supported by extensive fencing, water and livestock infrastructure.

Major capital improvements undertaken over the nine years preceding the source memorandum are reported to have significantly increased the property's production capability and ease of management.

Production & Operating History

Turn Turn has previously been operated as a Merino and Santa stud and is described as being equally suited to beef, lamb, wool and goat production.

The property is reported to have an established reputation for heavy-cutting sheep and impressive fat cattle.

Natural & Additional Assets

Paroo River

Forms the eastern boundary

HIR Project

Reported in the source as providing additional income

Production Commentary

500+ BALES OF WOOL

The source memorandum states that the vendors expected to cut over 500 bales of wool "this year". As the year is not specified in the source, this figure should be confirmed as current.



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.