

RURAL



RAY SCOTT PASTORAL COMPANY PORTFOLIO

A Highly Productive Vertically
Integrated Beef Production
Portfolio

Ravenswood on the Burdekin River,
Bauhinia, Surat & St George Districts, QLD

RAY SCOTT
PASTORAL

Elders



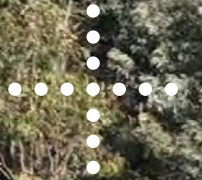


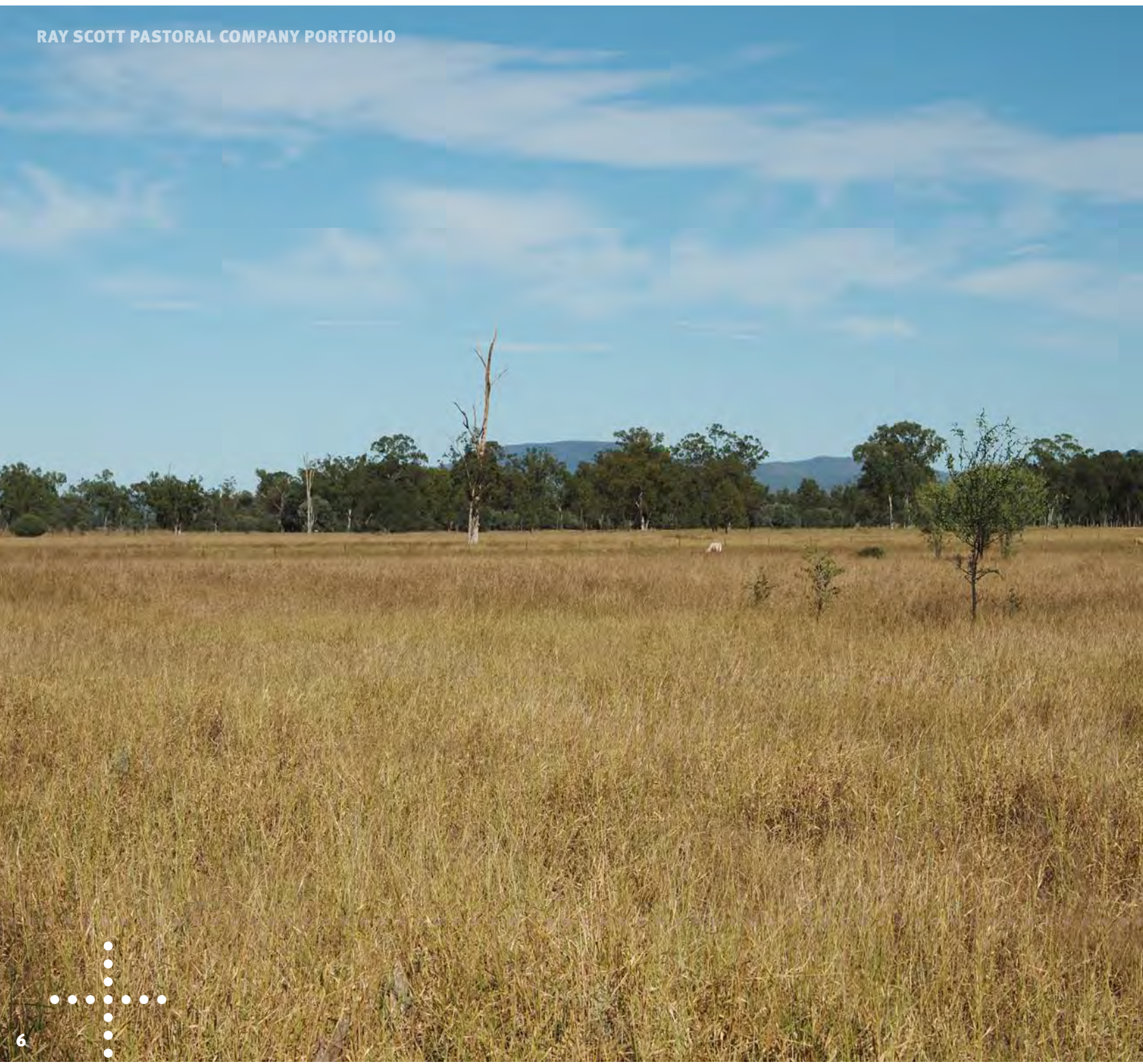
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EXECUTIVE SUMMARY

Elders Rural Services has been instructed by the Scott family to bring to market the assets of the Ray Scott Pastoral Company Portfolio.

Rarely is such a high-quality portfolio of agricultural properties presented to the market at one time. The assets were assembled by Allan and Ray Scott over 20 years in some of the most productive farming and cattle breeding regions in Australia to offer high productivity and climate diversity.

The portfolio is an incredible legacy of both Allan and Ray.

The portfolio stretches from St George in Southern Queensland to Charters Towers in the north. Anchored by the Fairfield Aggregation in Central Queensland. The portfolio allows for large scale breeding, fattening and finishing, fodder production and cash crops.

The entire portfolio enjoys exceptional water security.

The properties are being sold walk-in walk-out by way of an international two-stage expression of interest (EOI) process.

Offers will be accepted for the whole portfolio, portions of the portfolio or individual properties.

The Opportunity

The Portfolio is a rare opportunity to acquire a large scale strategically located portfolio of breeding, finishing, fattening and grain production assets.

The utility of the portfolio is exceptional with Ingaby and the Fairfield Aggregation capable of back grounding and finishing cattle, and/or large-scale fodder and crop production. Both include centre pivot irrigation areas and infrastructure.

Echo Hills and Carse O Gowrie are large scale breeding properties, and Echo Hills also has the capacity to produce some fodder crops and grain.

The Sale Structure

The properties are being offered on a walk-in walk-out basis by way of an expression of interest process. Offers will be considered for the whole of the portfolio, portions of the portfolio or individual properties.

The Sale Process

First stage offers, by way of a non-binding expressions of Interest will be due by 4pm AEST, 16th August 2024.

First stage offers will be assessed on:

- Value of the offer
- Terms and conditions
- Demonstrable ability of the party to complete the transaction
- Required due diligence and time to complete to submit a binding offer.

The vendor reserves the right to accept or reject any offer at any time (including prior to the prescribed deadlines) and in its absolute discretion and without providing reasons. A shortlist of parties will be invited to participate in stage two of the sales process based on their initial non-binding offer and terms and conditions.



THE OPPORTUNITY

The Ray Scott Pastoral Company Portfolio of properties is an opportunity to acquire a large scale vertically integrated cattle portfolio spanning some of the most productive land in Queensland. Individually each property offers an exceptional investment opportunity.



Large scale
100,930.24 ha | 249,297.69 ac*



Breeding, finishing
& fattening



High & secure rainfall
Irrigation water



Cash crops

The portfolio is a:

- Stand-alone investment opportunity creating an excellent opportunity for new entrants into the Australia cattle industry
- Portfolio of properties that offer northern and western cattle producers a large scale opportunity to vertically integrate their production systems with the capacity to background and finish cattle enroute to coastal ports, feedlots and beef processing plants
- Unique opportunity to acquire one of the largest holdings of highly productive Central Queensland finishing and cash crop production ever put together.

Individually each property would be a highly productive addition to existing holdings for regional incumbents, or an investment opportunity in their own right.

The portfolio has the capacity to:

- Breed cattle on geographically diverse breeding properties
- Background and finish large numbers of cattle in one of the most productive regions in Australia
- Produce large amounts of fodder and grain to supplement cattle, provide drought risk mitigation, or for cash crops.









THE SALE STRUCTURE

Ray Scott Pastoral will be offered by way of a two-stage expression of interest process where offers for the whole portfolio or parts thereof will be accepted. The portfolio and each property is being offered on a walk-in walk-out basis.

Stage One

Non-binding indicative offers are due for submission by 4pm AEST, Friday August 16 2024. Only parties who are able to demonstrate their capacity to complete a transaction for the portfolio or the portions/properties they are interested in will be considered qualified and invited to inspect in stage two.

Stage Two

Following an evaluation of stage one offers, shortlisted parties will enter stage two, which will include supervised site visits and any other due diligence reasonably required. Best and final offers will then be sought at a date and time which will be confirmed to all stage two bidders.

Data room – available in Stage Two only

For access to the virtual data room please email mark.barber@elders.com.au and specify the name, role and email address of representatives you wish to be provided access.

Evaluation of expressions of interest

The vendor will have regard to a range of criteria in evaluating the expressions of interest and will retain the absolute discretion to determine the particular weighting given to any criteria. Having said that, significant weighting will be given to price and transaction certainty. It is recommended that interested parties provide as much information as reasonably possible for the vendors to make their assessment. The vendor reserves the right to accept or reject any offer at any time (including prior to the prescribed deadlines) and in its absolute discretion and without providing reasons.

Requirements for Expressions of Interest [EOI]

Form of EOI

EOI will be made in the prescribed form available from Elders.

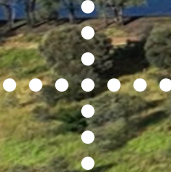
Permitted structure of EOIs

- Offers for the portfolio as a whole
- Offers for an individual property or multiple properties

Submission

- Expression of interest must be submitted by email to tim.lane@elders.com.au and mark.barber@elders.com.au
- If you do not receive confirmation that your offer has been received by 4pm AEST 16 August 2024, it has not been received and you should contact either Tim Lane +61 401 998 648 or Mark Barber +61 427 603 433 immediately.







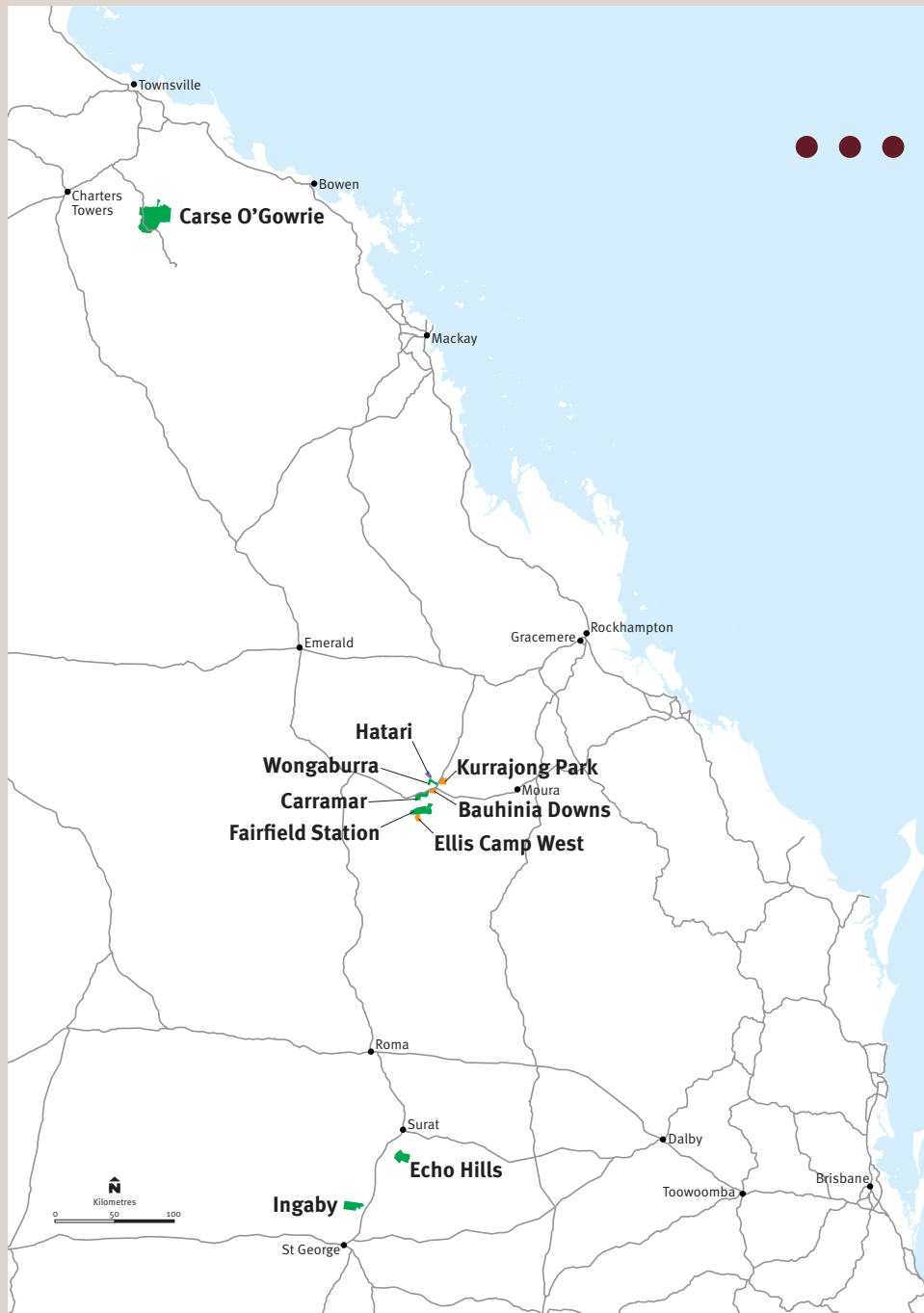


- Major town
- ◆ Live export
- ◆ port
- ◆ Qld meatworks
- ◆ Qld feedlots
- Highway
- ◆ Adelaide-Darwin
- ◆ Darwin-Hobart

0 400 800
Kilometres

0 400 800
Kilometres

0 400 800
Kilometres



PORTFOLIO LOCATION

The Ray Scott Pastoral Company Portfolio is located in close proximity to the major cattle feedlots, cattle processing, grain terminals and service centres in Eastern and Southern Queensland. The Portfolio is ideally suited to fattening cattle bred in the western and northern regions of Queensland the Northern Territory near the majority of the major Queensland cattle industry services and infrastructure.

The properties are also located on major west to east transport routes and all are close to major regional centres providing convenient access to agricultural services, schools, and medical facilities.



ADDITIONAL OPPORTUNITIES

The Ray Scott Pastoral Company Portfolio offers a range of additional revenue opportunities. These include large scale renewable energy, a regionally significant quarry for construction materials, new irrigation development access, and carbon farming projects.

Burdekin Falls Dam Wall Raising

Carse O Gowrie has several kilometres of frontage to the Burdekin River up stream from the Burdekin Falls Dam wall. Sunwater is proposing to raise the Burdekin Fall Dam wall by 2 metres which will provide access to irrigation water from the dam on Carse O Gowrie. This creates the potential to irrigate fodder crops on Carse O Gowrie.

“The proposed two-metre raise will increase the storage capacity by approximately 574,240 megalitres or 31 per cent. This will take the total capacity of the dam to an estimated 2,434,240 megalitres and increase the availability of medium priority water by approximately 150,000 ML per annum. Burdekin Falls will remain the largest dam in Queensland.”
www.sunwater.com.au/projects/burdekin-falls-dam-raising

Carbon Farming

The rainfall, soil types and vegetation of all the Ray Scott Pastoral Portfolio offer significant carbon sequestration opportunities. Carse O Gowrie has a substantial Human Induced Regeneration (HIR) project registered on 3,632ha of the property. Green Collar is the partner in the project which was registered with the Clean Energy Regulator in 2021. The key features of the project are:

	Scenario 1		Scenario 2	
	10 years	25 years	10 years	25 years
Modelled tonnes of CO ² e per ha	23	73	23	75
Total Modelled tonnes of CO ² e	81,994	263,584	82,272	273,693
Total t CO ² e (assuming 25 year Permanence Discount)	64,732	208,092	64,951	216,074

Buahinia Downs Quarry

The Buahinia Stone Quarry is located on Buahinia Downs just off the Dawson Highway. The quarry is a registered quarry with Queensland Department of Transport and Main Roads (TMR registration number RQ362, Registration Certificate number 2024 – 062).

The quarry is classified Rock / Material type Olivine Basalt and its Rock Material Group is classified as basic igneous.

The remaining quarriable amount is estimated at over 700MT.

The material for the quarry could be in high demand if major projects such as the sealing of the Fitzroy River Development road proceeds.

The Ray Scott Pastoral Company operated the quarry for a period of time trading at Buahinia Stone, at present the quarry is operated by a third party.

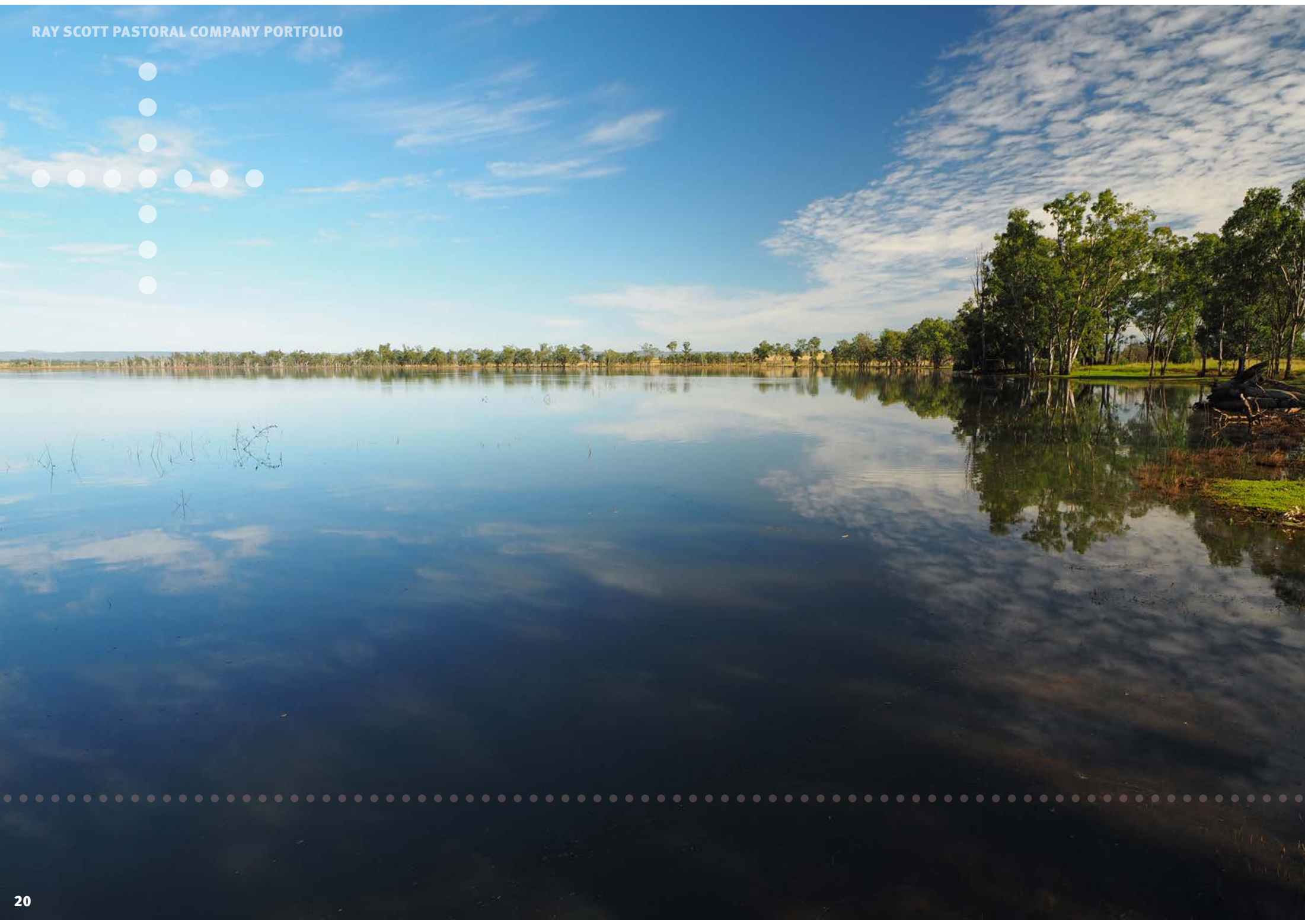
Renewable Energy Project

A feasibility study has identified significant renewable energy development opportunities at Carse O Gowrie. This development is in part conditional on the development of the Copper String high voltage power line project planned to link Mt Isa with the coastal power grid. If completed, Carse O Gowrie would be close enough to the line to enable connection of wind and solar energy projects on the property.

See [CopperString 2032 | Powerlink](#)

Initial estimates suggest the property would be suitable for over 150 wind turbines and a maximum area of 2,565ha of land suitable for the establishment of solar panels.

This may represent an opportunity for significant additional revenue.



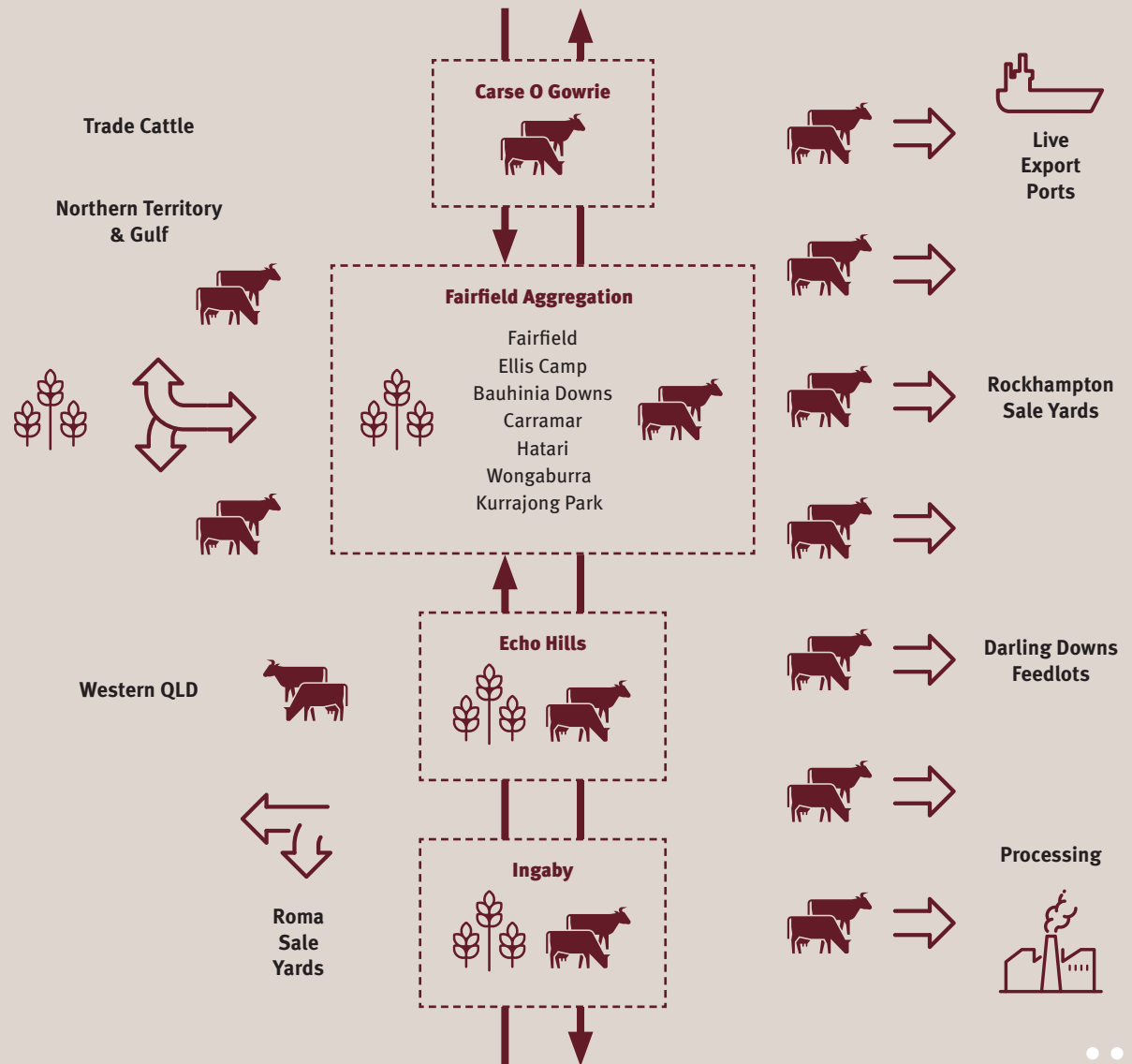
PORTFOLIO OVERVIEW

The Ray Scott Pastoral Company Portfolio was strategically assembled by Alan and Ray Scott over several decades to create a highly versatile vertically integrated breeding, finishing and trading portfolio of properties.

The portfolio is an incredible legacy left by these men, both of whom were highly successful in the Australian trucking industry.

Anchored by the Fairfield Aggregation in Central Queensland, the portfolio extends and a north and south direction from Charters Towers in the North to St George in the south. All the properties lie between the 148.0 – and 149.0 east longitude. This means that all the properties in the portfolio receive between 500mm and 660mm of rainfall annually. The properties are also located on major transport routes for cattle travelling from Western and North Queensland breeding regions to live export ports, feedlots and beef processing plants in coastal regions.

Whilst there is compelling logic to the strategy of the entire portfolio, each of the assets individually are situated to capture similar climate and logistic benefits. All the properties lie on or close to major west to east transport routes to coastal regions and receive high rainfall.









PORTFOLIO SUMMARY

Section Description	Location	Area Ha Ac	Average annual rainfall	Carrying Capacity AE (Estimated)
Ingaby (<i>inclusive of special lease</i>)	St George	10,031.93 24,778.87	492mm	1,560
Echo Hills	Surat	9,190.31 22,700.07	545mm	1,500
Fairfield Aggregation	Bauhinia	29,768.00 73,526.96		
Fairfield	Bauhinia	10,522.00 25,989.34	662mm	12,000 – 15,000
Ellis Camp	Bauhinia	2,299.00 5,678.53		
Bauhinia Downs	Bauhinia	2,496.00 6,165.12		
Carramar	Bauhinia	6,880.00 16,993.60		
Hatari	Bauhinia	1,911.00 4,720.17		
Wongaburra	Bauhinia	2,423.00 5,984.81		
Kurrajong Park	Bauhinia	3,237.00 7,995.39		
Carse O Gowrie	Ravenswood	51,940.00 128,291.80	651mm	6,000
TOTAL PORTFOLIO		100,930.24 249,297.69		21,000 – 24,000



CLIMATE & RAINFALL

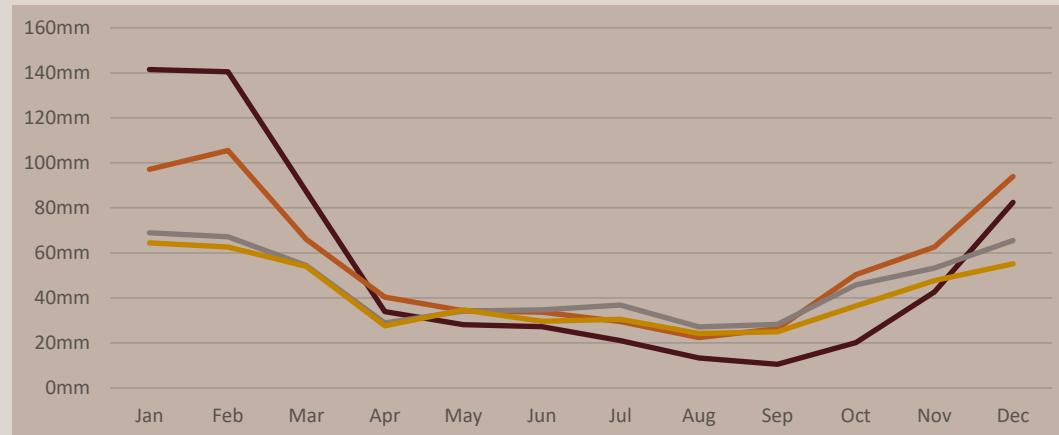
The Ray Scott Pastoral Portfolio lies on an easterly bearing of 148° – 149° east from Charters Towers in the north to St George in the south.

This strategic location ensures that the portfolio receives between approximately 500mm – 660mm per annum.

The rainfall is summer dominant with approximately 47 per cent of the total annual rainfall for the whole portfolio falling in summer.

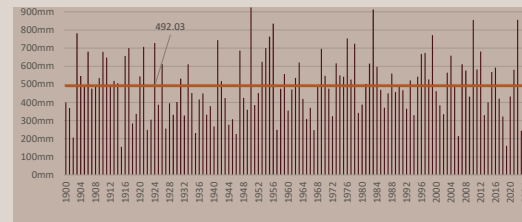
Property	Average Annual Rainfall
Ingaby (currently leased)	492mm
Echo Hills	545mm
Fairfield Aggregation	662mm
Carse O Gowrie	651mm

The Ray Scott Portfolio Average Monthly Rainfall

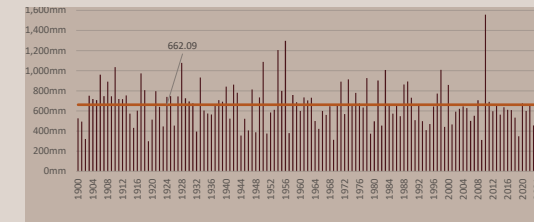


■ Ingaby ■ Echo Hills ■ Fairfield Aggregation ■ Carse O Gowrie

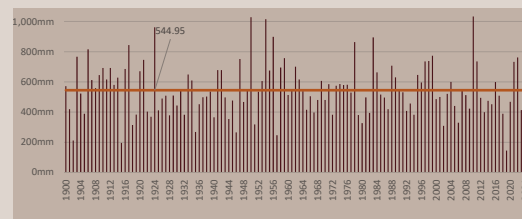
Ingaby Annual Rainfall



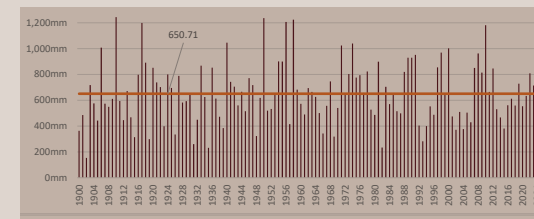
Fairfield Average Annual Rainfall



Echo Hills Average Annual Rainfall



Carse O Gowrie Average Annual Rainfall





AUSTRALIAN BEEF MARKET

The liquidation phase of the US cattle cycle has ended and productive capacity is now constrained. US production has begun to fall and it will become a significant net importer for the remainder of this decade.

Small changes in US beef production can have large changes on global beef complex, over the next few years it will need net imports over 2MT – which is the size of Australia’s total exports (and we are one of the world’s largest exporters).

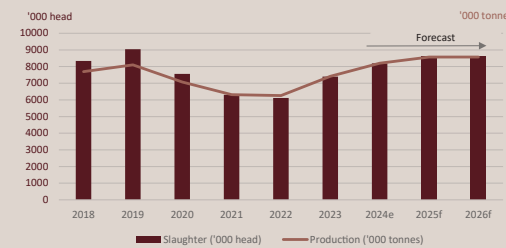
Australia is well positioned to take advantage of this as we have rebuilt our cattle herd and increased our productive capacity. A major constraint to taking advantage of strong opportunities presented by the global beef complex is Australia’s processing capacity.

US producers are now beginning to hold cows back from slaughter creating a shortage of lean beef. This has pushed US lean beef prices to record highs. The rest of US beef complex should follow as US producers start to rebuild the US beef cow herd. US beef production should fall for at least the next 3 years as US producers begin to hold heifers back from slaughter to rebuild the beef cow herd.

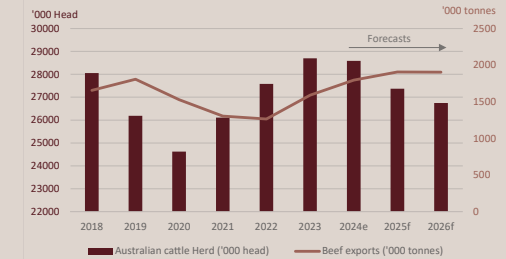
US lean beef prices at record highs



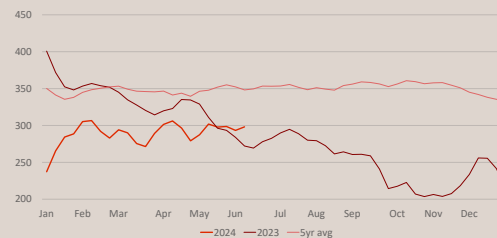
AU Record slaughter & production forecast



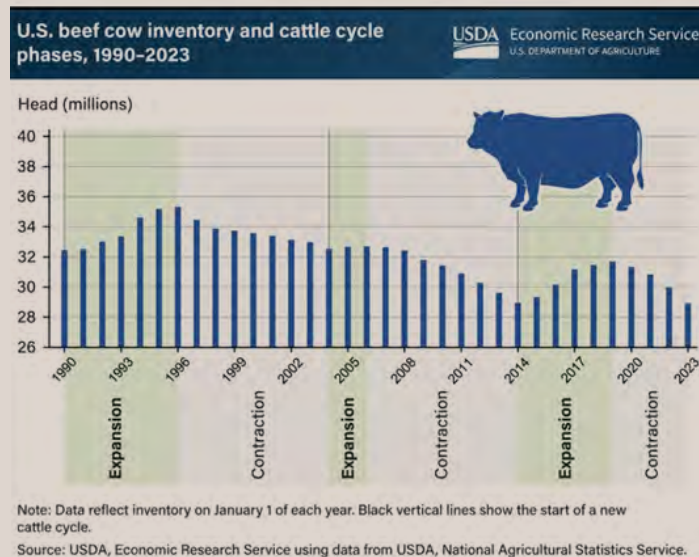
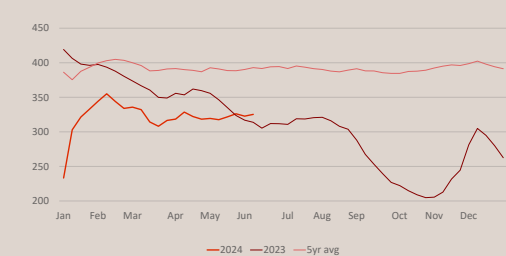
AU Productive capacity rebuilt = record exports



AU Heavy steers c/kg lw



AU Feeder Steer c/kg lw

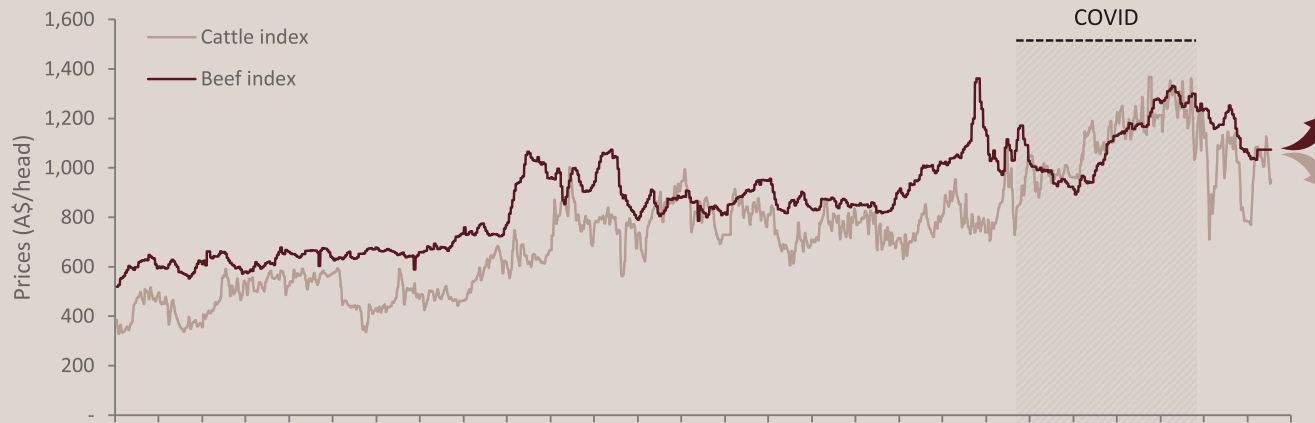




MARKET TRENDS

Margins bolstered by economic tailwinds: the spread between beef and cattle prices has now recovered from a period of restocking after the long drought, good following rains, and low interest rate environment, which caused cattle prices to explode.

Historial beef and cattle prices



Diverging Beef & Cattle Prices

Export Beef Prices

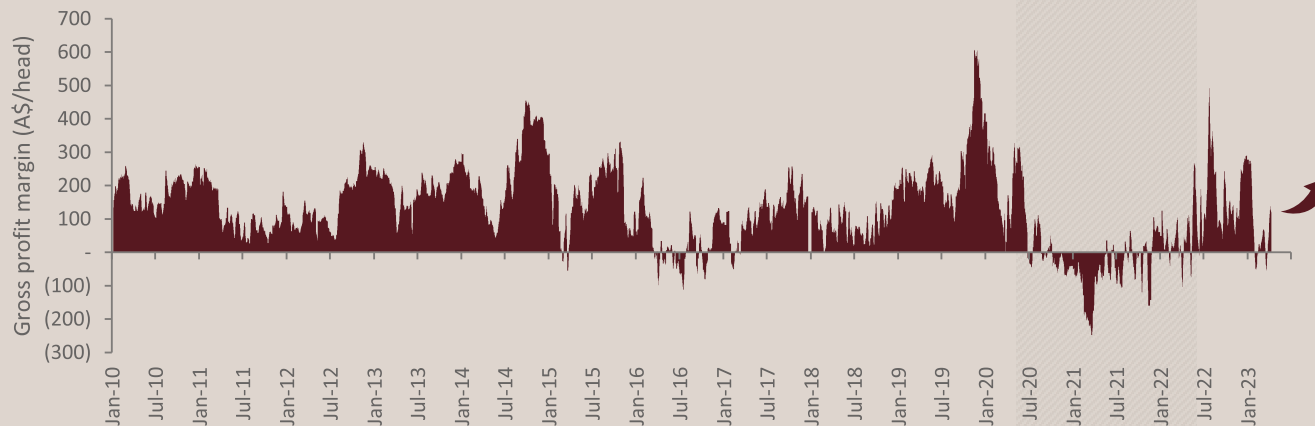
Continued droughts in the US have caused liquidation-driven cattle shortages, and US feed cattle prices to rise dramatically. The US is forecast to substantially increase its importation of lean beef which is blended with local fatty feedlot offcuts to make grinding meat for the burger market.

Export beef prices are further supported by the growing middle-class consumers in Asia who generally prefer beef over other sources of protein, and in particular the lean cuts of meat that Australian beef cattle provide.

In contrast, Australian Cattle prices have started to rebound as the demand of beef from the US and countries that have traditionally imported US Beef, ie China, have looked for other sources of high quality Beef from around the world.

A very encouraging sign is the lifting by china of export bans on a number of Australian abattoirs.

Historial spread (the delta between the \$/head beef and cattle price for a standard cow)



Notes: (1) Beef price index is a weighted average of US import 95CL (40%), 90CL (50%), and 85CL (10%) trim beef, with a 62 Ac/kg grass fed premium. Conversion to a price per head assumes a 400kg medium cow with 48% dressing and 68% red meat yield (Source: MLA). **(2)** Cattle price is the cwt price for medium cows in WA. Conversion to a price per head assumes a 400kg medium cow with 48% dressing.



CATTLE & CARRYING CAPACITY

Current Cattle Numbers by Property

The Ray Scott Company Portfolio is currently stocked with 19,996hd of cattle. Ingaby is currently leased to a third party and does not have any Ray Scott Pastoral Cattle on it at present.

At present the Fairfield Aggregation has a breeding herd of 2,038 females with the remainder of the livestock either trading cattle or progeny from Echo Hills and Carse O Gowrie. It is worth noting that Fairfield has been at a conservative stocking rate over the past two years.

The breeding herds are predominately red brahman and red brahman cross on Echo Hills and Carse O Gowrie.

31 Jul 2023	Cows	Cull Cows	Bulls	Calves Weaners	Heifers	Steers	Total
Carse O Gowrie	4,722		213	1,317	454		6,706
Echo Hills	517		43	368	332		1,260
Ingaby							0
Fairfield Aggregation	2,479	241	194	3,026	1,601	2,159	9,700
Total	7,718	241	450	4,711	2,387	2,159	17,666
31 May 2024	Cows	Cull Cows	Bulls	Calves Weaners	Heifers	Steers	Total
Carse O Gowrie	4,909		221		1,503	348	6,981
Echo Hills	908		15	871	240	2	2,036
Ingaby							0
Fairfield Aggregation	2,038		47		4,028	4,866	10,979
Total	7,855	0	283	871	5,771	5,216	19,996

Carry Capacity

The current stocking capacity at of the Ray Scott Pastoral Company Portfolio is estimated to be:

Property	Estimated AEs
Carse O Gowrie	6,000
Echo Hills	1,500
Ingaby (currently leased)	1,560
Fairfield Aggregation	12,000 – 15,000
Total	21,000 – 24,000

PLANT & EQUIPMENT

CARSE O GOWRIE

Earth Moving and Other Plant

CATERPILLAR 12H GRADER 12H

CATERPILLAR D6T DOZER D6T

CATERPILLAR SKID STEER 299D2

CATERPILLAR D9 DOZER D9R

CATERPILLAR BACKHOE 428D

CASE TRACTOR 110 MAXXUM

STICKRAKE D6

STICKRAKE D9

ALISON LOW LOADER QUAD ROW LOADER

Trucks and Trailers

ISUZU ISUZU TRUCK NPS DUAL CAB TIPPER

KENWORTH BRUTE 501 C501BRUTE PRIME MOVER

MACK TRUCK CATTLE CRATE R6X6 BODY TRUCK

MACK ARMY TIPPER EX ARMY TIPPER

MERC BENZ UNIMOG UL1700L BODY TRUCK

SOUTHERN CROSS SINGLE DECK SEMI TRAILER
SINGLE STOCKCRATE

SHANKS DOUBLE DECK CATTLE DOUBLE DECK
CATTLE

DOUBLE DECK CATTLE DOUBLE DECK CATTLE

DOUBLE DECK CATTLE DOUBLE DECK CATTLE

SJ CROSSER TRI A TRAILER FLAT TOP
B DOUBLE

SJ CROSSER BOGIE B TRAILER FLAT TOP
B DOUBLE

Vehicles

TOYOTA 4X4 DUAL CAB UTE LANDCRUISER DUAL
CAB

TOYOTA 4X4 SINGLE CAB UTE LANDCRUISER UTE

TOYOTA 4X4 SINGLE CAB UTE LANDCRUISER UTE

MINISUBISHI 4X4 WAGON PAJERO WAGON

NISSAN 4X4 WAGON PATROL WAGON

ECHO HILLS

Equipment

CATERPILLAR DOZER D6H

EVERUN GRADER

EVERUN EXCAVATOR 15T

DAEWOO EXCAVATOR 20T SL220IC

PEDERICK STICK RAKE 8 WHEEL

CATERPILLAR SKID STEER 226B

Trucks and Trailers

FREIGHTLINER TIPPER
CASE END LOADER MXU115

CASE QUAD TRACK

TTQ DEEP RIPPER WITH SEEDER 7 TYNE

GRIZZLY PLOUGH WITH SEEDER ON REAR 48 DISC
OFFSET

SINGLE AXLE BOX TRAILER

FRUEHAUF TRI AXLE WATER TANKER

FREIGHTER 1996 TRI AXLE SINGLE CATTLE DECK

Vehicles

MINISUBISHI SINGLE CAB TRITON

MINISUBISHI DUAL CAB TRITON

TOYOTA DUAL CAB WITH EXTENED CHASSIS
LANDCRUISER

PLANT & EQUIPMENT

FAIRFIELD AGGREGATION

Cars

TOYOTA LANDCRUISER DUAL CAB

TOYOTA LANDCRUISER UTE

TOYOTA LANDCRUISER UTE

TOYOTA LANDCRUISER UTE

MITSUBISHI PAJERO WAGON

NISSAN PATROL WAGON

Bikes, Buggy's, Mowers & Trailers

YAMAHA YXC- 700

KAWASAKI AFT00E

SPARTAN BUSHRANGER MOWER

JOHN DEERE MOWER D105 AUTO

FLAT TOP TRAILER

HORSE FLOAT

BOX TRAILER

HONDA 230

HONDA 230

Trucks & Trailers

ISUZU TRUCK DUAL CAB TIPPER

KENWORTH C501BRUTE PRIME MOVER

MACK R6X6 BODY TRUCK

MACK EX ARMY TIPPER

MERC BENZ UL1700L BODY TRUCK

SOUTHERN CROSS SEMI TRAILER

QUAD ROW LOADER

SHANKS DOUBLE DECK CATTLE

DOUBLE DECK CATTLE

DOUBLE DECK CATTLE

SJ CROSSER FLAT TOP B DOUBLE

BOGIE B TRAILER FLAT TOP B DOUBLE

MACHINERY & IMPLEMENTS

CATERPILLAR 12H GRADER

CATERPILLAR D6T DOZER

CATERPILLAR D9 DOZER

CATERPILLAR BACKHOE 428D

MAXXUM TRACTOR CASE 110

STICKRAKE D6

STICKRAKE D9

MULTI PURPOSE BUCKET SKID STEER

SLASHER SKID STEER BRX318

AUGER DRIVER SKID STEER

RAKE SKID STEER SR 000027

TURBO SAW SKID STEER

BUCKET TRACTOR

HAY SPEAR TRACTOR

FORKS TRACTOR

PLOUGH

MOBILE LOADING RAMP

HAULMARK TRI DOLLY

TRI DOLLY

Workshop & Motors

BULK FUEL TANK 43000 DIESEL

BULK FUEL TANK 2000 ULP

CUMMINS GENERATOR

GENERATOR 8KVA

KELSO CEMENT MIXER PETROL

KELSO WHEELBARROW CEMENT

WELDER LINCOLN 350

CUNIMIG 400S

HUSQVARNA CHAINSAW 450

HONDA POST DRIVER

PILOT K30 AIR COMPRESSOR

AIR COMPRESSOR 240

Workshop power equipment

SILVAN TANK 800LTR DIESEL GREY

SILVAN TANK 800LTR HERBICIDE RED

RAPIDPLAS SPRAY TANK 200LTR HERBICIDE GREEN

RAPIDPLAS SPRAY TANK 200LTR HERBICIDE GREEN

SILVAN SPRAY TANK 200LTR
HERBICIDE RED

3,000L HONDA FIRE FIGHTER PUMP BOOM
AND SPRAYERS

YANMAR TRAILER RIVER PUMPS

YANMAR TRAILER RIVER PUMPS MONO TF 70

YANMAR TRAILER RIVER PUMPS MONO TF 70



THE PORTFOLIO

Ray Scott Pastoral Company Portfolio | Queensland



INGABY

1315 Ingaby Road | St George QLD



ADDRESS	'Ingaby' 1315 Ingaby Road, St George QLD 4487
LOCAL AUTHORITY	Balonne Regional Council
RAINFALL	492mm annual average
TOTAL AREA	8,977.5 ha 22,183.8 ac 10,031.93 ha 24,778.87 ac including additional lease

'Ingaby' is considered an opportunity to acquire a supremely well-watered property. With river, underground and surface water availability this feature will be highly sought after and it strengthens as a necessary drought mitigating opportunity. Currently under a 5 year lease to a qualified tenant.

Country

The property is primarily timbered with Brigalow and Belah with some areas incorporating myall through to coolabah, box, wilga and sandalwood and a further break into some limited pine and ironbark.

Soils predominantly range from self-mulching grey loams and darker creek flats through to some softer brown loams and out into a mix of more red influence.

Grasses consist mainly of buffel with some forage planted in old cultivation paddocks, undersown with buffel and rhodes. There is also some green panic in the shaded areas.

Water

Three x Bores

House Bore is 240m deep and pumps by solar into a 50,000 ltr galvanized tank.

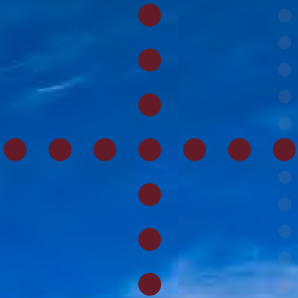
Shed Bore is approx. 120m deep and pumps via solar into 75,000 ltr poly tanks.

Entry Bore – Unequipped.

Property is also complimented with an additional 7 large surface water dams ranging in size from 1,500 m³ to 1 mgls and are reticulated from the bores closer to the house and sheds. One of the back dams has a solar pump which pumps into a 22,500 ltr tank and overflow into the dam.

There are numerous large lagoons backing up from the Balonne River network throughout the entire eastern portion of the property.





Fencing

Boundary

Northern – ½ is 1,500mm exclusion fencing with steel posts (in excellent condition) with balance being steel posts and 4 barb (good to very good condition).

Southern

1,500mm exclusion fencing with split timber posts and 4 barb (excellent condition).

Western

1,500mm exclusion fencing with split timber posts and 4 barb (excellent condition) .

Eastern

Balonne River.

Internal

Predominantly split timber and steel posts with four barb or steel posts and two plain, one barb and ringlock.

Infrastructure

Homestead

Original homestead, four bedroom, one bathroom, two toilets, kitchen and living area. Set amongst established gardens. Good condition.

House 1

Well presented three bedroom, one bathroom, one bathroom raised on steel stumps. Air conditioned. Verandah open to the east and set amongst new gardens and fenced yard. Excellent condition.

House 2

Tidy four bedroom, two bathroom, kitchen and living area. Air conditioned. Raised and set on concrete stumps. Very good condition.

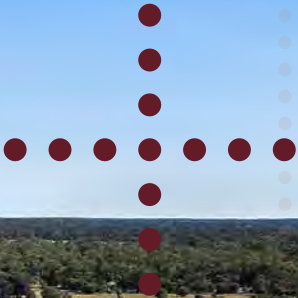
Machinery Shed

24m x 20m timber frame and CGI roof and walls, Workshop with concrete floor in centre with 20m x 12m skillion with timber frame and gravel floor on northern end. Open on eastern and western sides. Southern portion of the shed was a section of the original shearing shed and is in very good condition.

Hay Shed

24m x 8m x 6m, steel frame with CGI roof and walls, hard stand floor. Open to the east. Excellent condition.







Yards 1

Recently constructed steel cattle yards with double loading ramps, vet crush and scales. Handle approx. 400 head. Excellent condition.

Daylight Yards

Five yards, steel yards all with troughs. Approx 40m x 20m.

Yards 2

Older steel cattle yards with single loading ramp, vet crush, scales and calf cradle. Handle approx. 250 head. Very Good condition.







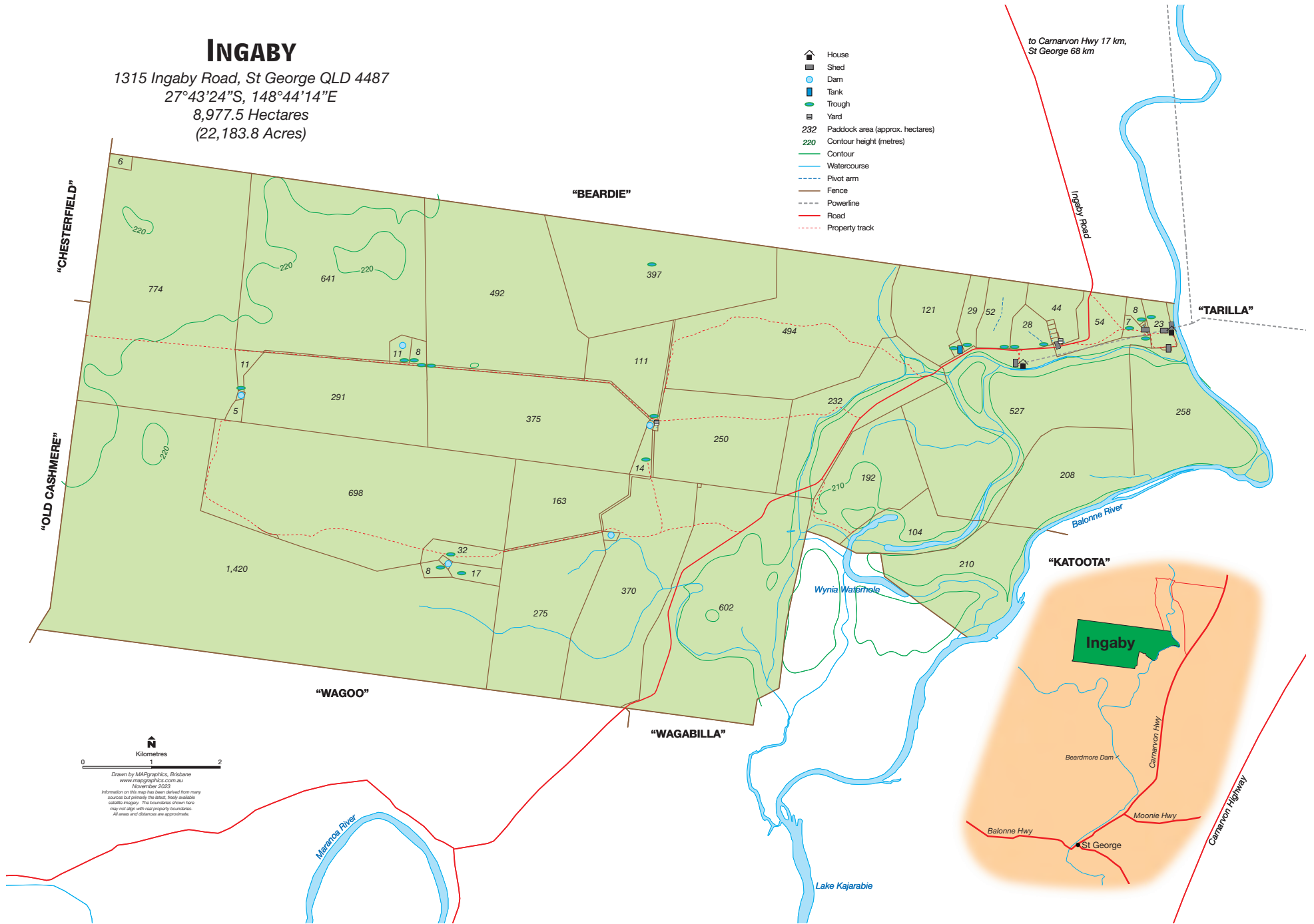


INGABY

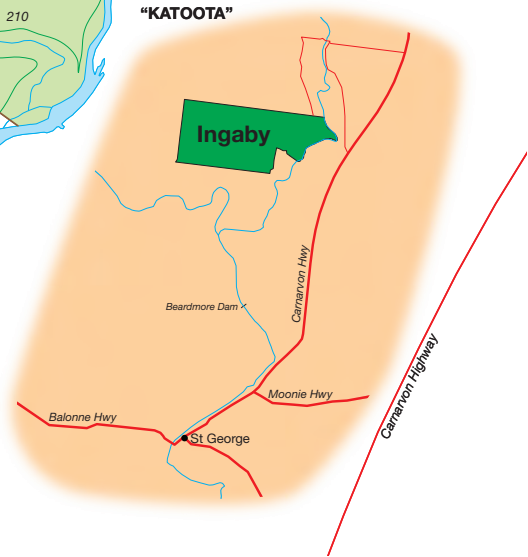
1315 Ingaby Road, St George QLD 4487
 27°43'24"S, 148°44'14"E
 8,977.5 Hectares
 (22,183.8 Acres)

- House
- Shed
- Dam
- Tank
- Trough
- Yard
- Paddock area (approx. hectares)
- Contour height (metres)
- Contour
- Watercourse
- Pivot arm
- Fence
- Powerline
- Road
- Property track

to Carnarvon Hwy 17 km,
 St George 68 km



0 1 2
 Kilometres
 Drawn by MAPgraphics, Brisbane
 www.mapgraphics.com.au
 November 2023
 Information on this map has been derived from many
 sources but primarily the latest, freely available
 satellite imagery. The boundaries shown here
 may not align with real property boundaries.
 All areas and distances are approximate.



ECHO HILLS

9077 Thomby Road | Parknook QLD



ADDRESS	'Echo Hills' 9077 Thomby Road, Parknook QLD 4417
LOCAL AUTHORITY	Maranoa Regional Council
RAINFALL	545mm annual average
TOTAL AREA	9,190.31 ha 22,700.07 ac

'Echo Hills' is considered a highly versatile cattle property located in the highly sought after Surat district. Its recent infrastructure improvement program has improved operational efficiencies of the property. The current owners have seen significant increases in the income generating ability and production efficiencies. 'Echo Hills' can be managed in its own right or as an important component of an existing cattle production portfolio.

Country

The property is primarily timbered with Brigalow and Belah with some areas incorporating myall through to coolabah, box, wilga and sandalwood, some pine and ironbark and other areas to softwood bottle tree scrub depending on topographical diversity

Soils predominantly range from self-mulching grey and brown loams throughout with some heavier and darker Creek flats soils. There is some harder ridge country that consists of a softer, red loam influence through to harder red and brown ridge gravel and loam mix.

Grasses consist mainly of buffel with some green panic in shaded areas and improved pastures to buffel and rhodes in more open paddocks and old cultivation. There is some blue and mix of natives grasses in other areas.

Water

Water consists primarily of 28 surface water dams ranging in size from 1,500m³ to 2 mgl. It is considered that the property is well secured for water despite being surface only.

There is additional stock and domestic water that is pumped out of the Warroon creek and reticulated to several house, yard and paddocks dams on the eastern side of the property.





Cropping and cultivation

There is approx. 3,000 Ha considered timbered ridge country that is either still standing or has been pulled and/or raked. Balance is considered open grazing with approximately 600 Ha previously to cultivation and now returned to improved pastures.

Fencing

Boundary

Northern 1,500mm exclusion fencing with steel posts and 3 barb (excellent condition).

Southern 1,500mm exclusion fencing with steel posts and 3 barb (excellent condition).

Western Half old four barb with split timber and steel posts (good condition). Balance netting and one barb (stock proof condition).

Eastern netting and steel posts (good condition).

Internal

Predominantly split timber and steel posts with four barb or steel posts and two plain, one barb and ringlock.

Infrastructure

House 1

Well presented four bedroom plus office, open planned kitchen, dining and lounge and one bathroom. Air conditioned. Verandah open to the east and set amongst established gardens and fenced yard. Very good condition.

House 2

Tidy four bedroom, one bathroom, kitchen and living area. Air conditioned. Raised and set on timber stumps. Good Condition.

Other Accommodation

One x four-bedroom ensuited donga accommodation.

One x two-bedroom donga accommodation with separate bathroom, toilet and laundry facilities.

Machinery Shed

24m x 12m steel frame and CGI roof and walls, Workshop at one end, power with 1/2 concrete floor and 1/2 hardstand, power, 2 x 25,000 ltr rainwater tanks, open to the east.





Hay Shed

12m x 8m, timber frame with CGI roof and walls, 1/3 concrete floor with 2/3 hardstand, power connected, one x drive through bay open from north to south.

Shearing Shed

Six stand electric, raised timber floor, no longer used albeit in good condition. Storage only.

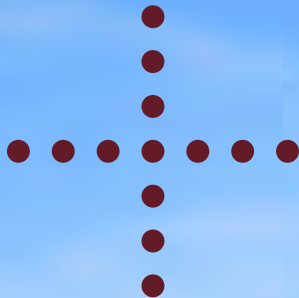
Fuel Tanks

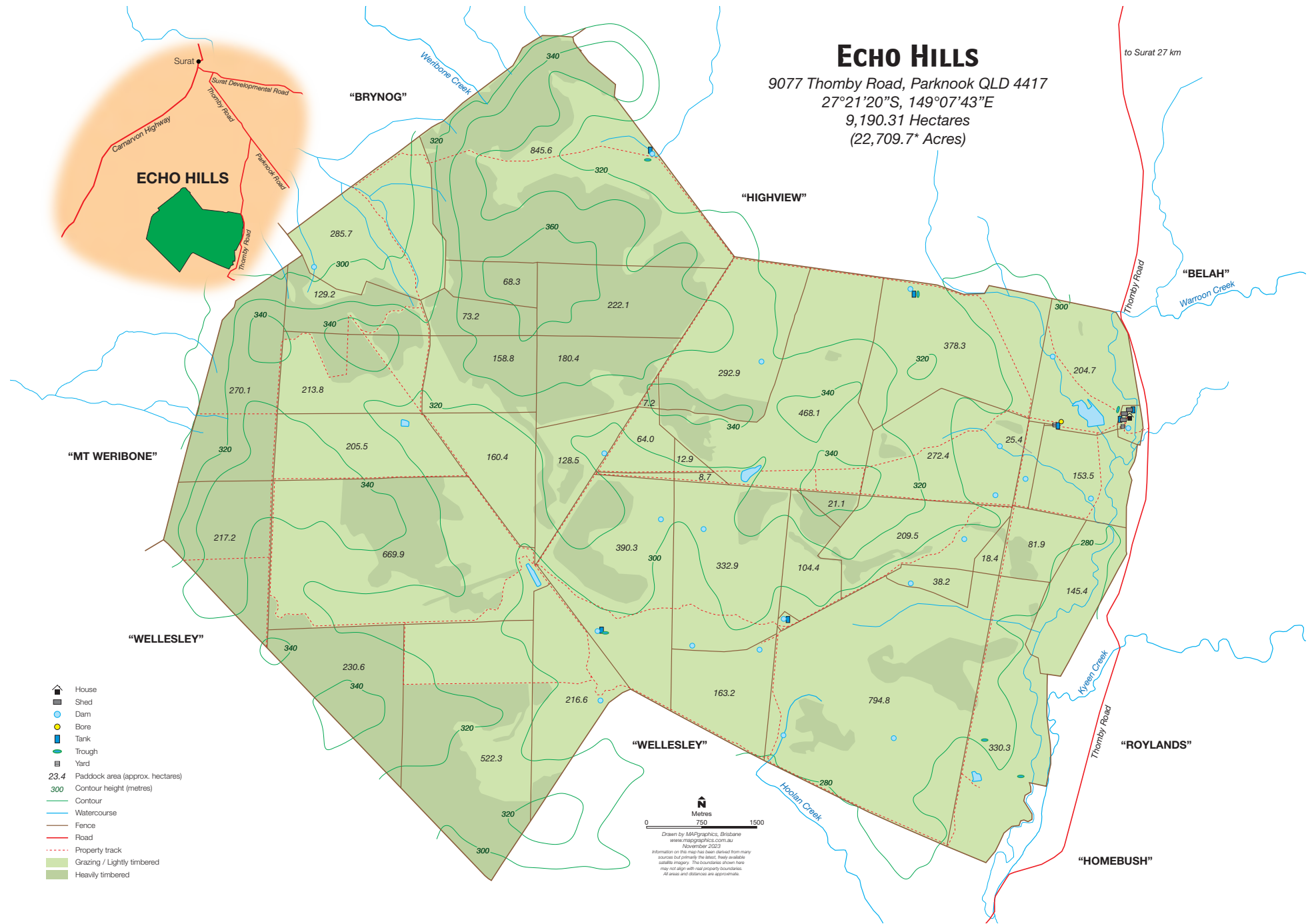
Two x Bulk Diesel Fuel Tanks – approx. 50,000 ltrs and 20,000 ltrs. One x 1,200 Litre Raised tank.

Yards

Recently constructed steel cattle yards with two loading ramps (single and double), vet crush, scales, branding cradle. Two roughs. Handle approx. 400 cows and calves.







FAIRFIELD PROPERTIES

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Fairfield'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	10,522 ha 25,989.34 ac

Country

An excellent balance of country running from heavy loams along the water courses to low undulating softwood scrub country supported by deep rich and fertile clay soils. The property has been fully developed to improved pastures of buffel, green and gatton panic, rhodes and bluegrass supported by a mixture of soft native grasses and under sown with butterfly pea and siratro in the heavy country. The loam soils along the water courses carry a mixture of secca, verano and wyn cassia stylos. Cultivation - approximately 2,500 acres currently use for forage production with a further 2,500 acres which could be cultivated.

Water

An abundance of water is found throughout the entire property. Several main water courses including Fairfield, Comely, Expedition and Erythrina Creek systems bisects the property providing numerous permanent and semi-permanent water holes along their course. These systems are supported by 6 flowing bores supplying tanks and troughs along with 12 dams and the magnificent Lake Kolingungal.

Fencing

The property is subdivided into 23 main paddocks and several holding paddocks. Fencing is mainly 4 barb on timber posts ranging from fair to sound condition with small percentage in need of minor repair.

Infrastructure

2 solid sets of steel cattle yards, homestead yards have undercover vet crush and weigh box, calf handling facilities, plunge dip currently unused, large coolers and holding paddocks and complemented with a double deck loading ramp. Second set are of steel construction, undercover vet crush with attached coolers. These yards are strategically positioned for ease of management.

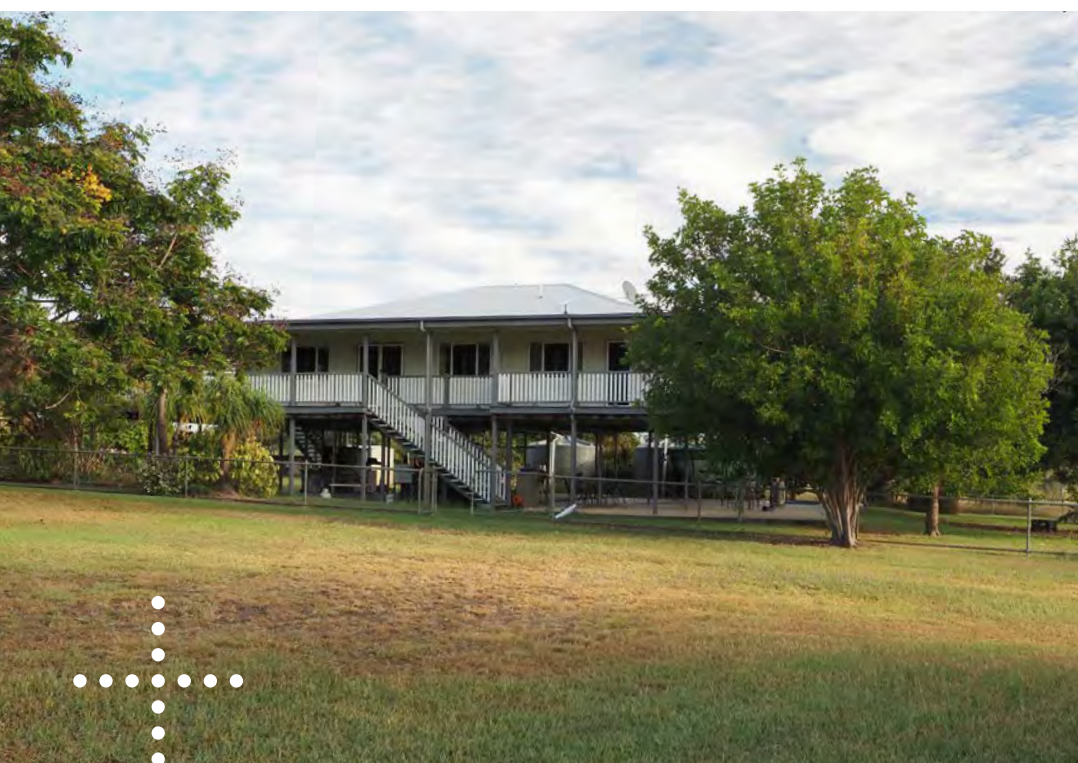




Homestead Complex

Very stylish and comfortable high set Queenslander recently renovated, four bedrooms complete with ensuite and office area, open planned and fully airconditioned with wrap around verandahs.

Steel framed workshop, machinery shed, colourbond stables and tack room, feed shed, day yards and numerous storage sheds. There are four other homes in close proximity but secluded from each other for privacy.





FAIRFIELD STATION & ELLIS CAMP WEST

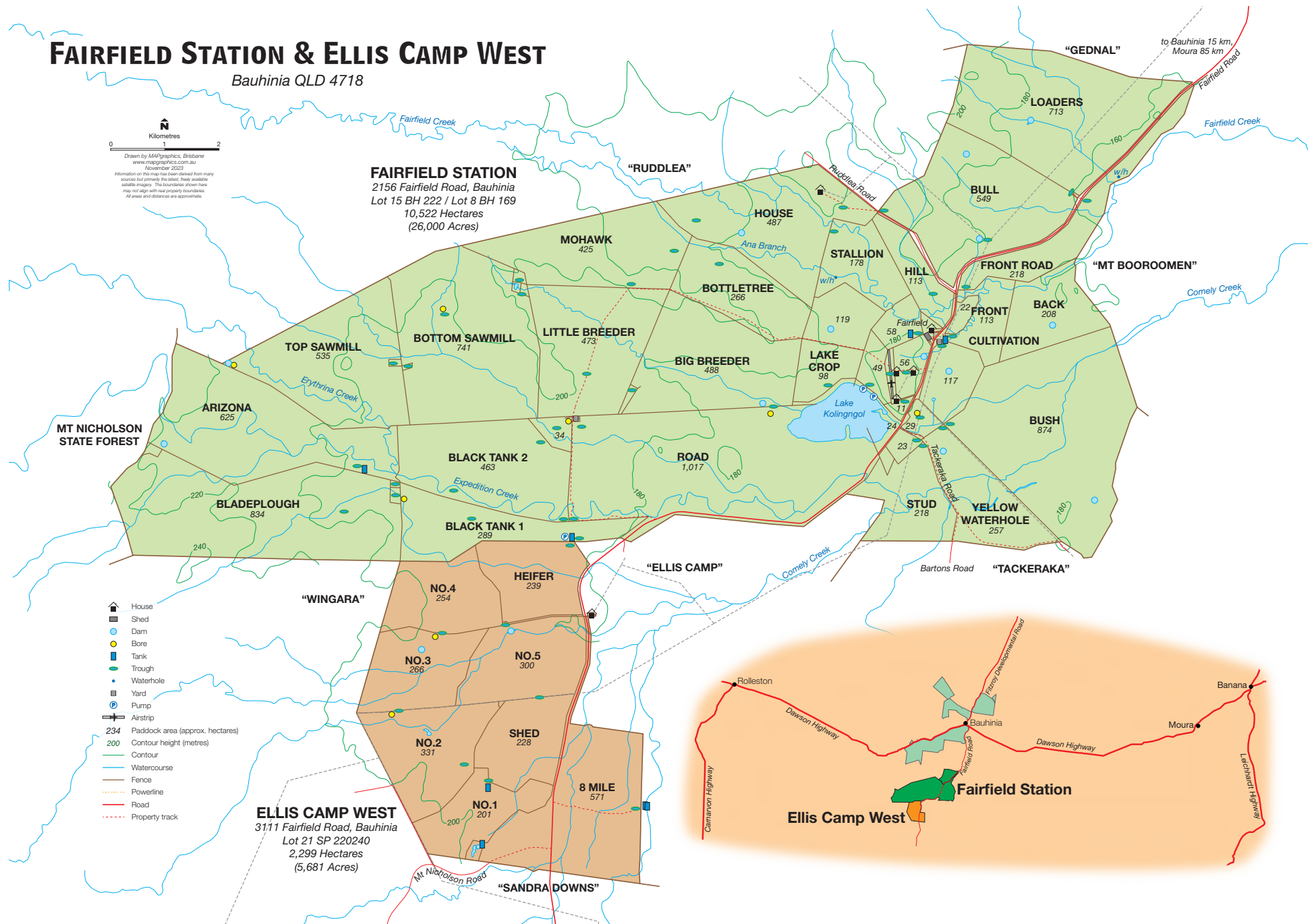
Bauhinia QLD 4718

Drawn by M&M Graphics, Brisbane
 www.m&mgraphics.com.au
 November 2022
 Information on this map has been derived from many
 sources but primarily the latest, freely available
 satellite imagery. The boundaries shown here
 may not align with real property boundaries.
 All areas and distances are approximate.

FAIRFIELD STATION
 2156 Fairfield Road, Bauhinia
 Lot 15 BH 222 / Lot 8 BH 169
 10,522 Hectares
 (26,000 Acres)

ELLIS CAMP WEST
 3111 Fairfield Road, Bauhinia
 Lot 21 SP 220240
 2,299 Hectares
 (5,681 Acres)

- House
- Shed
- Dam
- Bore
- Tank
- Trough
- Waterhole
- Yard
- Pump
- Airstrip
- 234 Paddock area (approx. hectares)
- 200 Contour height (metres)
- Contour
- Watercourse
- Fence
- Powerline
- Road
- Property track



ELLIS CAMP

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Ellis Camp'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	2,299 ha 5,678.53 ac

Ellis Camp is run in conjunction with Fairfield with a common boundary. The second set of yards on Fairfield service Ellis Camp.

Country

Predominately open flat sandy loam country along the numerous water courses that run into Comely Creek running to a mixture of brigalow and open flat forest country of box and morton bay ash.

The property has been developed to improved pastures of buffel, blue grass and urochlora and supported by areas of forest mitchel, secca and wyn cassia stylos support the pastures. Small percentage of regrowth.

Water

There are 4 dams and 2 bores equipped servicing tanks and troughs throughout supported by numerous Creeks that spread through the property to form Comely Creek. Share bore in 8 mile paddock.

Fencing

Subdivided into 8 paddocks serviced by lane ways to watering and mustering squares. Fencing is mainly 4 barb on wooden posts in sound condition.



BAUHINIA DOWNS

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Bauhinia Downs'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	2,496 ha 6,165.12 ac

'Bauhinia Downs' boundaries Carramar to the West and is run in conjunction with Carramar. 'Bauhinia Downs' has a registered and fully operational quarry (TMR registration number RQ362, Registration Certificate number 2024 – 062) currently operated by a third party and a royalty paid of \$2 per tonne to Ray Scott Pastoral Company. An estimated resource of approximately 700 million tonne. This has direct access to the Dawson Highway and is well placed for future expansion and development throughout the neighbouring shires.

Country

Strong open coolabah flood out country rising to elevated volcanic ridges and running down to hollows of softwood scrub. The entire property has been pulled and developed except for shade camps and water courses. Strong stands of forest Mitchell and Flinders are prominent across the black soil coolabah country with a mixture of buffel, panic and blue grass and soft native species over the balance of the country, stylos are prominent throughout.

Water

Seasonal holes and springs are found along Prospect creek which runs through the property. There are 2 equipped bores, 1 being flower, servicing tanks and troughs supported by 3 dams.

Fencing

Subdivided into 13 paddocks plus holding paddocks and mustering squares. Fencing is 4 barb and in sound to good condition.

Infrastructure

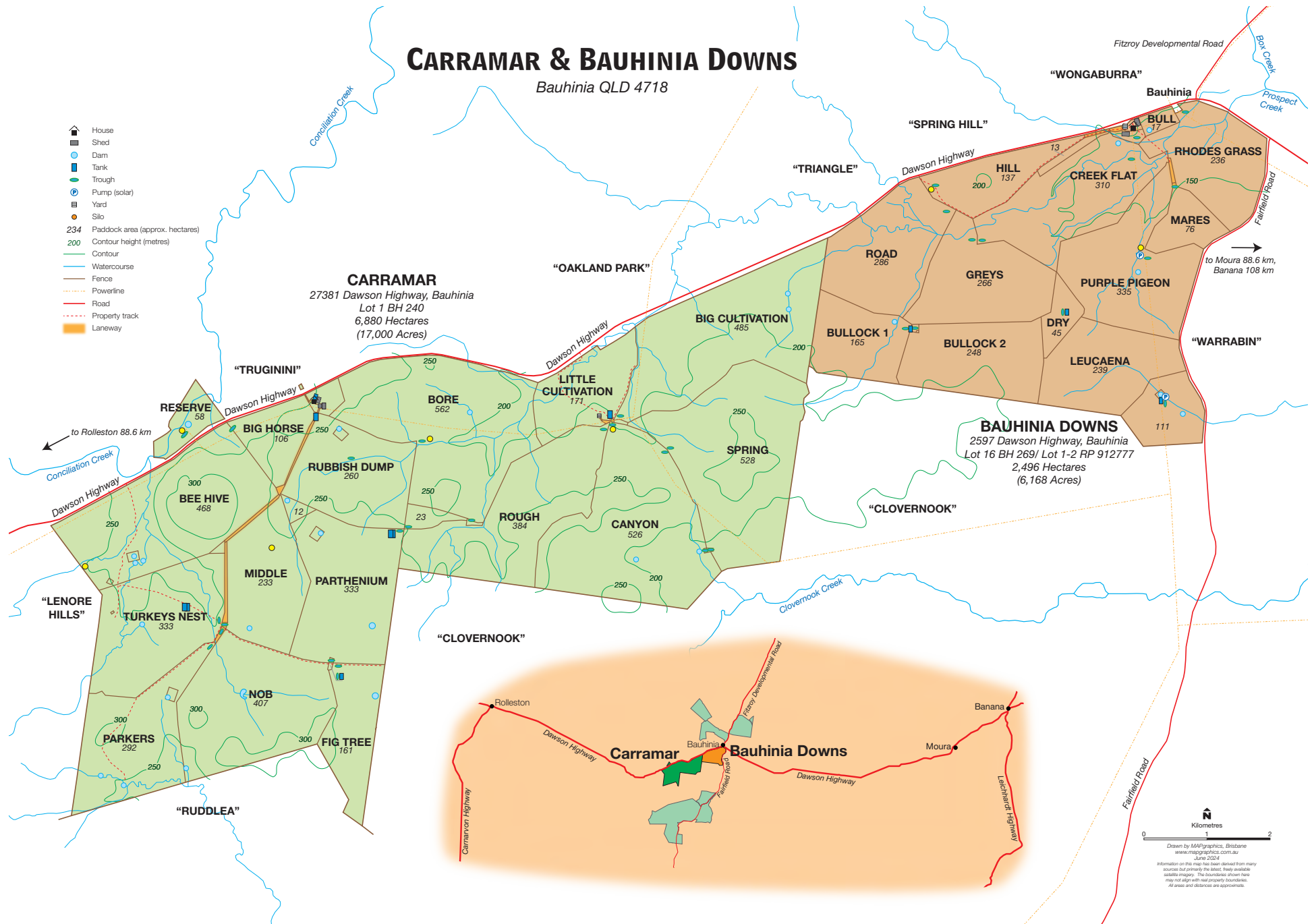
Old lowset homestead in fair condition. Recently completed accommodation block fully self contained for workers and contractors. Solid set of cattle yards. Old machinery shed/workshop. Homestead currently leased out to Tristar.





CARRAMAR & BAUHINIA DOWNS

Bauhinia QLD 4718



CARRAMAR

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Carramar'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	6,880 ha 16,993.60 ac

'Carramar' is run in conjunction with 'Bauhinia Downs' and compliment each other in both country types and infrastructure. A gas pipeline runs through these properties with CCA'S in place.

Country

A mixture of undulating brigalow scrub and strong forest country to soft creek flats. The majority of the property has been pulled and improved to develop pastures of buffel and panic supported by native grasses. Area of forest regrowth is found on the higher rocky slopes and ridges in need of repulling. The larger part of the property is mainly developed scrub country running from undulating low hills to a valley running through to join Bauhinia Downs on the eastern side.

Water

12 dams are supported by numerous watercourses and 4 bores servicing tanks and troughs throughout. 2 extra bores to acquire with gas shutdown.

Fencing

Subdivided into 16 main paddocks plus holding paddocks. Laneway system services much of the property.

Infrastructure

Air conditioned three bedroom plus office recently renovated lowset homestead with 2 bay enclosed garage. Solid set steel cattle yards with double decker ramp, vet crush and attached coolers. Second set of cattle yards c/w vet crush and hydraulic calf handling facilities are centrally located within the property.



HATARI

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Hatari'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	1,911 ha 4,720.17 ac

Country

Gently rolling mixture of country originally timbered with brigalow, bottletree and belah running with small areas of ironbark and bloodwood. Mostly pulled and developed except for small area of open forest country. Unique soil types ranging from heavy brigalow clay to soft red loams to lighter sandy loams. Carrying good stands of buffel and rhodes under sown with secca stylos.

Water

Repulse and Conciliation Creek systems supply seasonal waterholes throughout supported by 6 main dams and 1 bore servicing tanks and troughs.

Fencing

Subdivided into 6 main paddocks serviced by central laneway to solid set steel cattle yards c/w vet crush and other facilities. Fencing mainly 4 barb, in need of repair in some areas.

Infrastructure

Older lowset homestead complete with 2 bay garage. Machinery shed fully enclosed.





WONGABURRA

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Wongaburra'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	2,423 ha 5,984.81 ac

Country

A sound mixture of red loam soils to heavy brigalow scrub clays. The entire property has been pulled and developed with some areas having a percentage of regrowth. The property is improved to buffel, panic and Rhodes grass.

Water

Both Conciliation Creek and Box Creek along with numerous water courses provides seasonal holes. This system is supported by 6 dams and 2 bores supplying tanks and troughs. One of the bores is a capped positive pressure bore supplying large areas of the property.

Fencing

Subdivided into 13 paddocks. Boundary is mainly 4 barb in good repair with much of the internal fencing needing attention.

Infrastructure

There is no real infrastructure.
This property is run in conjunction with Hatari.



KURRAJONG PARK

Ray Scott Pastoral Company Portfolio | Queensland



ADDRESS	'Kurrajong Park'
LOCAL AUTHORITY	Shire of Bauhinia
RAINFALL	662mm annual average
TOTAL AREA	3,237 ha 7,995.39 ac

Kurrajong represents some of the best country in the Bauhinia district.

Country

Gently undulating to low rolling hills originally timbered brigalow, bottle tree and softwood scrub. The entire property has been previously utilised for broad acre farming of grain and cereal crops. Now returned to improved pastures of buffel, panic, Rhodes and bluegrass complemented with butterfly pea and other legumes. Approximately 500 acres sown to leucaena.

Water

Several water courses service the property and complement 14 dams and 3 bores. The main bore is a capped flower with approximately 110PSI at the head supplying tanks and troughs.

Fencing

Subdivided into 12 main paddocks. Fencing is 4 barb in excellent condition.

Infrastructure

5 stand T & L centre pivot serviced by a lake collecting overland flow. Currently not in use.

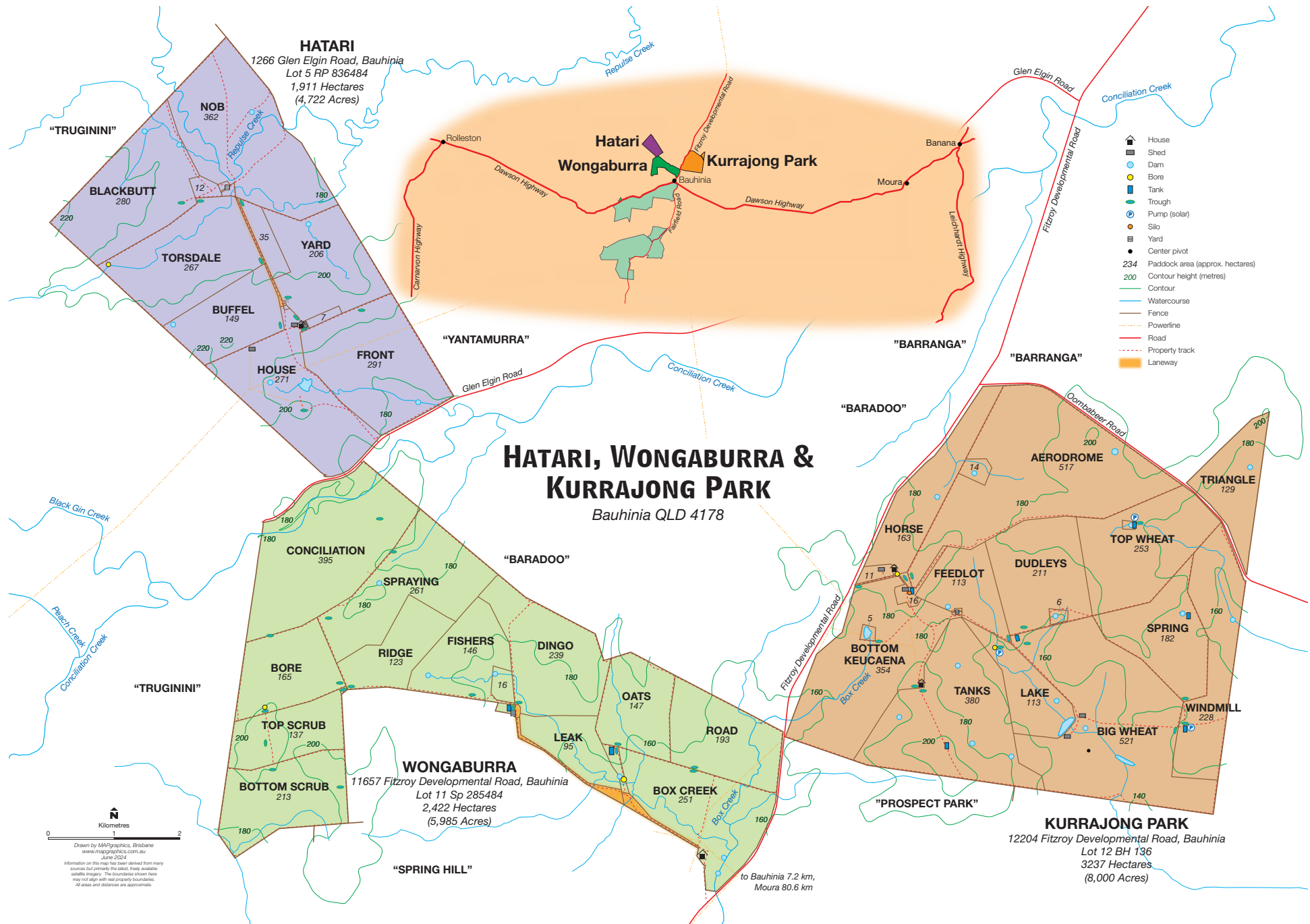
Homestead with attached 2 bay open carport. Outside patios all amidst established gardens with commanding views over the property. Machinery shed workshop 150 x 100 tilt walls construction fully plumbed, power connected and inground service pit. Separate parts room, kitchen/smoko area.

2 bedroom ensuite donga accommodation area.

4 bedroom cottage with 2 bay carport.







CARSE O GOWRIE

Ray Scott Pastoral Company Portfolio | QLD



ADDRESS	'Carse O Gowrie'
LOCAL AUTHORITY	Charter Towers Regional Council
RAINFALL	651mm annual average
TOTAL AREA	51,940.00 ha 128,291.80 ac

Country

Country runs from the banks of the Burdekin River onto the Leichardt Range.

Approximately 34km of River frontage to the property.

Soil types run from light alluvial soils to hard rock on the range. Natural grasses include indian cooch, black spear and some areas of urochola, the Indian cooch makes up the bulk of the grass. Black spear and kangaroo spear are more prominent along the ranges. Stylo's are also around the property and also areas of wynn cassie. A small area of buffel grass is on the property.

Timber on the property varies as you move away from the river.

Timber types are blue gum, moreton bay, iron bark, bloodwood with ironbark mostly on the ranges.

Water

The property is well watered via river water and dam and solar pumps on bores.

Water is delivered to the western part of the property via pressurized 110mm and 65mm poly pipe being pumped through Connolly Station from Burdekin River pump station which supplies the township of Ravenswood to a main tank of 125,000 L and then gravity feed to other tanks via 65mm line to small tanks and troughs throughout.

A total of 28 dams and 10 windmills, pumps are spread throughout the property.

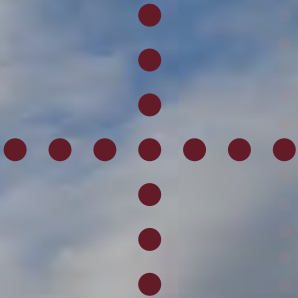
Solar bores to Connelly @20ft 400-500gph.

An irrigation licence from the Burdekin River is available.

Fencing

The property has double road frontage to the Burdekin Dam Fall Road. Fenced into 35 paddocks with handling squares on paddocks they use the road as a laneway and one other laneway is in place. Fencing on the property is in good to excellent condition throughout the property mostly 3 barb wire and steel posts.





Infrastructure

Homestead

The main homestead is a five bedroom, three bathroom, fully air conditioned demountable home that is very well presented.

Manager's Residence

Manager's residence is three bedroom one bathroom and fully air conditioned. An in-ground pool is located at the Manager's residence.

Both the Homestead and Manager's residence have front and rear verandas.

Additional Accommodation

Connelly four bedroom demountable single bath fully air conditioned recently renovated.

Two bedroom cottage with master ensuite.

Granny flat with ensuite, kitchen and living area.

Four unit motel style accommodation.

Three single men's quarters with kitchen and bathroom.

Working Improvements

Main workshop with single phase power, seven bays with concrete floor 145sqm under roof.

Four bay hay storage shed with concrete floor 96sqm under roof.

Connelly shed is full lock up 218sqm under roof.

Three sets of yards being

Marlboro yard: 7 way draft, dip, cradle and is watered from Spear Creek also has a camp facilities includes toilet/shower etc.

Lulu Yards: 8 way draft dip head, calf cradle and is watered via jet pump via solar diesel power. Sprinklers throughout.

Main yards at homestead as above. Main yards have double loadout, trucking facility other yards have single load out only.

Horse yards with stables and tack room.

Station kitchen with toilet BBQ and outdoor area.

Laundry and toilet shed, butchers hop, cold room.

Three car garage at Manager's residence.





CARSE O'GOWRIE

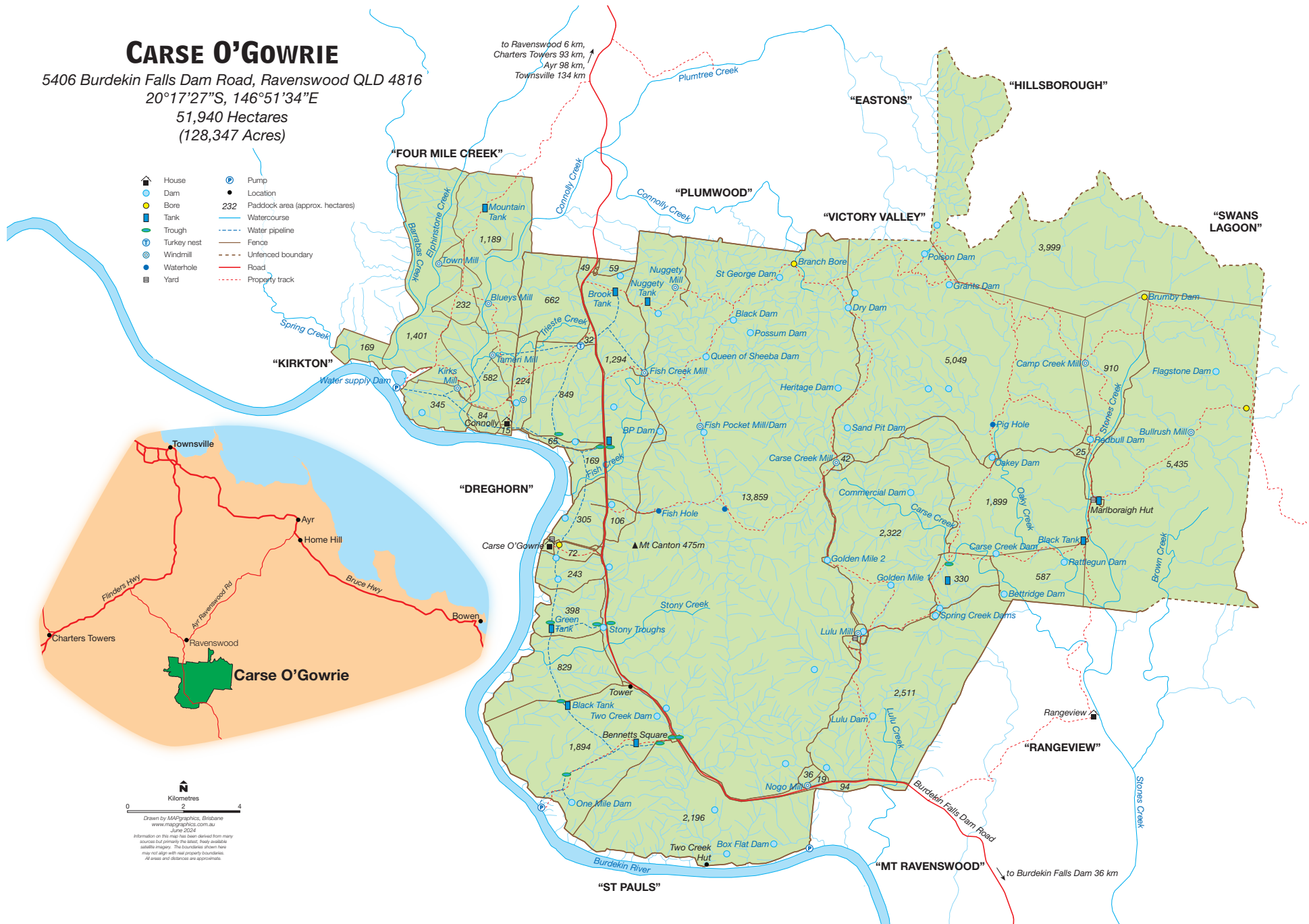
5406 Burdekin Falls Dam Road, Ravenswood QLD 4816

20°17'27"S, 146°51'34"E

51,940 Hectares
(128,347 Acres)

to Ravenswood 6 km,
Charters Towers 93 km,
Ayr 98 km,
Townsville 134 km

- House
- Dam
- Bore
- Tank
- Trough
- Turkey nest
- Windmill
- Waterhole
- Yard
- Pump
- Location
- Paddock area (approx. hectares)
- Watercourse
- Water pipeline
- Fence
- Unfenced boundary
- Road
- Property track



Drawn by MAPgraphics, Brisbane
www.mapgraphics.com.au
June 2004

Information on this map has been derived from many sources but primarily the above. Newly available satellite imagery. The boundaries shown here may not align with real property boundaries. All areas and distances are approximate.





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Ingaby & Echo Hills

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RAY SCOTT
PASTORAL

