

INFORMATION MEMORANDUM

"WARATAH"

270.22 Hectares (667.71 Acres) Freehold



Tony Hoch 0448 831 553

Jake Passfield 0488 588 044

Office Phone (07) 4983 1555
tony@hochandwilkinson.com
www.hochandwilkinson.com

H&W

Livestock & Property

AUCTION

The logo consists of the letters 'H&W' in a white, serif font, set against a dark red background that is shaped like a ribbon or banner.**AUCTION:**

Wednesday 1st March at 10:30AM
Commercial Hotel, Clermont.

VENDOR:

Benjamin James Hutton
Hayley Roslyn Hutton

SELLING AGENTS:

HOCH & WILKINSON LIVESTOCK & PROPERTY PTY LTD, CLERMONT
PHONE: (07) 4983 1555
TONY HOCH: 0448 831 553
tony@hochandwilkinson.com
JAKE PASSFIELD: 0488 588 044
jake@hochandwilkinson.com

SOLICITOR

Thynne & Macartney (Alex Ramsey)
Level 32, Riverside Centre
123 Eagle Street
Brisbane QLD 4000
Ph: (07) 3231 8888

DISCLAIMER:

The vendors and/or their agents & solicitors do not give any warranty as to errors or omissions if any, in these particulars which they believe to be accurate when compiled. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy.

Information Memorandum

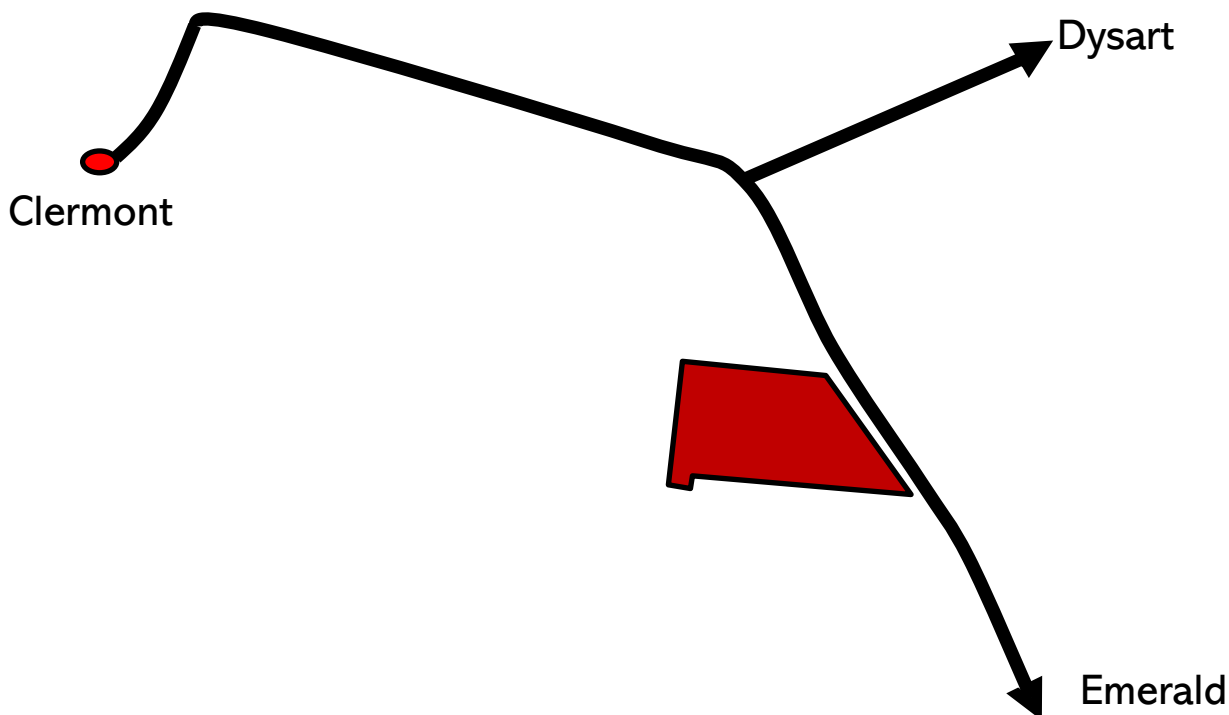
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LOCATION

Location

“Waratah” is situated at 14603 Gregory Highway, being 14 km south east of Clermont. Highway frontage to the Gregory Highway is considered a feature of “Waratah”.



Services

Services include School Bus to Clermont & Emerald, Rural Power (3 phase power to the property), Satellite TV & Internet.
Mobile Phone coverage over the property.

Area & Tenure

Area: 270.22 Hectares (667.71 Acres) Freehold
Lot 3—RP600957
Local Government: Isaac Regional Council
Net Rates: 408.12 (half yearly)

LATEST RATES NOTICE



ISAAC REGIONAL COUNCIL
Grosvenor Complex
Batchelor Parade MORANBAH QLD 4744
PO Box 97 MORANBAH QLD 4744
ABN 39 274 142 600

RATE NOTICE/TAX INVOICE

Payment Hours Monday to Friday - 8:30am to 5:00pm
Telephone 1300 ISAACS
1300 472 227
Facsimile (07) 4941 8666
Internet: www.isaac.qld.gov.au

For the Period 01-07-2022 to 31-12-2022
Property Number 103409
Assessment Number 03381-00000-000
Payment Reference 25033606
Issue Date 10/10/2022
Due Date 09/11/2022
Please Note: Payments received after 29/09/2022 are not included in this invoice.



499700-001 001112(2505) 0043 H1

B J Hutton &
H R Hutton & As Trustee/s
'Waratah'

CLERMONT QLD 4721

Summary of Charges

Property Address Cheeseborough Lagoons, 14603 Gregory Highway CLERMONT QLD 4721

Property Description Lot 3 RP 600957

Valuation Date 01/07/2021 **Valuation** **Area** 270.22 HA

Description	Units	Rate/Charge	Amount
Balance brought forward			\$0.00
General Rate - Category 11	275000.00	Minimum Charge	\$374.75
Separate Rate - Disaster Management		\$26.50pa	\$13.25
State Government Charge			
Emergency Management Fire & Rescue Class E Gr2	1.00	\$115.20pa per lot	\$57.60
Total Rates and Charges			\$445.60
Discount			-\$37.48
NET Amount Due			\$408.12

Council receives an annual payment from the Queensland Government to mitigate any direct impacts of the State Waste Levy on households. The amount received for the year 1 July 2022 to 30 June 2023 is \$765,333.00.

Discount will only be granted if the amount due is received by the council on or before the close of business on	Date	Discount	Net Payable
	09/11/2022	-\$37.48	\$408.12

Notice is hereby given that these rates and charges have been made and levied by the Isaac Regional Council, by virtue of the Local Government Act 2009, on the land described, for the period as stated in this Rate Notice (plus overdue rates and charges with interest, if any) and are DUE AND PAYABLE WITHIN 30 DAYS following the date of issue of this notice. Jeff Stewart-Harris PSM Chief Executive Officer



Bill Code: 39917
Ref: 25033606

Contact your participating Bank, Credit Union or Building Society to make payments from your cheque or savings account. More info: www.bpay.com.au
Please allow 2-3 bank days when using BPAY.

Payment Slip

B J Hutton &
H R Hutton & As Trustee/s
'Waratah'
PO Box 63
CLERMONT QLD 4721

Property Number 103409
Payment Reference 25033606
Due Date 09/11/2022
Total Rates & Charges \$445.60
Discount -\$37.48

TITLE SEARCH

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 43255928
Search Date: 09/01/2023 13:27

Title Reference: 30096047
Date Created: 09/08/1906

Creating Dealing: 601300140

REGISTERED OWNER

Dealing No: 716988665 05/01/2016

BENJAMIN JAMES HUTTON
HAYLEY ROSLYN HUTTON TRUSTEE
UNDER INSTRUMENT 716988665

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 600957
Local Government: ISAAC

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10551028 (POR 192)
2. EASEMENT IN GROSS No 601328485 (C441677) 26/08/1982
BURDENING THE LAND
TO THE CAPRICORNIA ELECTRICITY BOARD
OVER EASEMENT A ON RP15255
3. MORTGAGE No 716988666 05/01/2016 at 11:20
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710467769	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	02/04/2007 10:47	CURRENT
711555129	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	04/04/2008 15:59	CURRENT
UNREGISTERED DEALINGS - NIL			

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023]
Requested By: D-ENQ GLOBALX

COUNTRY

“Waratah” comprises of predominately coolabah flats & flood out country off Sandy & Huntly Creeks. This also contains areas of Box & Bauhinia Buffel grass country. The balance of “Waratah” is open self mulching black soil country.

Native grasses include Mitchell, Flinders & Blue grass in addition to seasonal herbage.

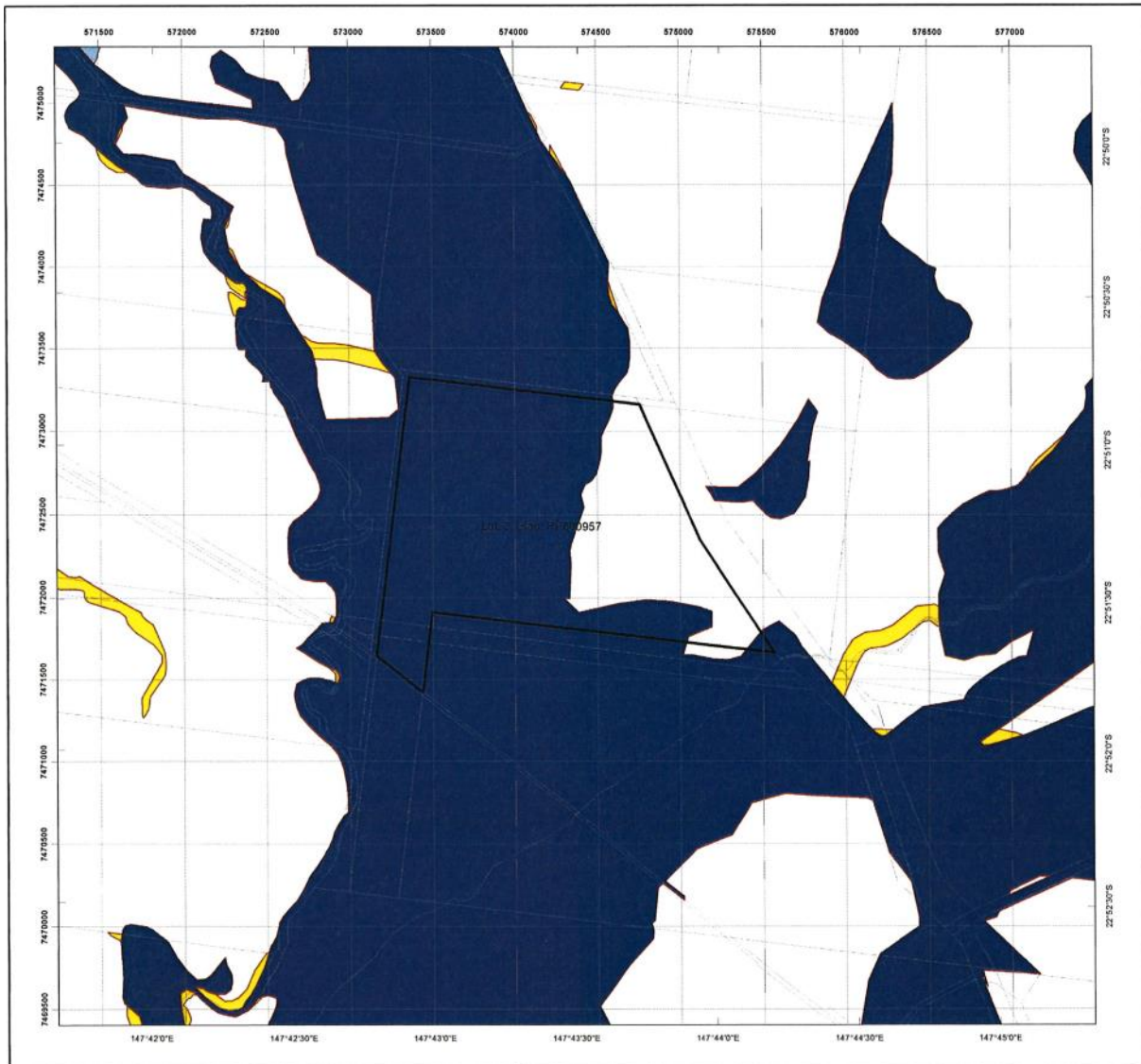


COUNTRY



FORAGE CROP 2022

VEGETATION MANAGEMENT MAP



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 55

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



Queensland Government

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WATER

“Waratah” is watered by a bore, a dam and seasonal holes in waterways on the property.

WATER	EQUIPMENT & INFORMATION
BORE	Depth approx. 30m, equipped with Solar Tuhorse Submersible Pump, currently pumping 1200 gal/hr, 2” poly pipe line to 5000 gal poly tank on ridge c/w pressure cut-off switch & additional 6200 gal poly tank at Homestead, servicing concrete troughs in 4 main paddocks, stockyards, stables & homestead complex.
DAM	Open walk-in dam in main grazing paddock.



STOCKYARDS

“Waratah” is serviced by portable panel steel Stockyards incorporating pound draft, loading ramp, Breckon calf cradle & steel calf race & Breckon cattle crush. Water is connected & concrete trough.

Separate to the Stockyards is a 50 panel Steel Portable Panel Arena.



FENCING

“Waratah” is subdivided into 3 main paddocks. Internal fencing being 2 barb + 1 plain wire on steel posts & 4 plain wires on steel posts. There is a new internal laneway being 3 barb on steel post construction leading to the Stockyards.

Boundary fence consists of sections of 4 barb on timber posts, 4 barb on steel & timber posts, 3 barb on timber posts & 3 barb on steel & timber posts.

STRUCTURAL IMPROVEMENTS

BUILDING	DETAILS
HOMESTEAD	Mid-set Glendale home, built 2018, consisting 4 bedrooms, 2 bathrooms + office, veranda on 3 sides & concreted pathway surrounding the homestead. Split system air conditioning throughout. 6,200 gal poly rainwater tank & pressure pump.



STRUCTURAL IMPROVEMENTS

BUILDING	DETAILS
CARPORT	12M X 9M steel frame, 3 bay, concreted floor & pathway to Homestead.
SHED HOUSE	3 bedroom, 1 bathroom + lean-to & carport. 3 split system air conditioners. 6,200 gal poly rainwater tank & pressure pump



STRUCTURAL IMPROVEMENTS

BUILDING	DETAILS
HANGAR SHED	15M X 15M steel frame, concrete floor, landing pad & entrance to hanger, 2 roller doors at one end & sliding doors opposite near landing pad, adjoining fuel storage shed, power connected. 6,200 gal poly rainwater tank & pressure pump.
STABLES COMPLEX	18M X 16M steel frame, 2/3 concreted floor with balance earth floor, sliding doors for truck entrance, power connected, adjoining 20' steel shipping container. Incorporates 4 concrete divided stables with steel cattle rail external yards. 6,200 gal poly rainwater tank & pressure pump.



PROPERTY MAP

