

# INFORMATION MEMORANDUM

# "HAZELBROOK"



**134.3946 Hectares** ◆ **332.089 Acres** ◆ **FREEHOLD**



**Tony Hoch**            **0448 831 553**  
**Jake Passfield**      **0488 588 044**  
**Office Phone**       **(07) 4983 1555**

[www.hochandwilkinson.com](http://www.hochandwilkinson.com)

**H&W**  
Livestock & Property

# AUCTION

The logo for H&W, featuring the letters 'H' and 'W' in a stylized, serif font, with an ampersand between them. The logo is white and set against a dark red background that is part of a banner.**AUCTION:**

Thursday 21st September 2023 at 10:30AM  
Commercial Hotel, Clermont.

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**VENDOR:**

Shirley May Clifford

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**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

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**SOLICITOR**

Thynne Macartney  
123 Eagle Street  
Brisbane Qld 4001  
Ph: (07) 3231 8851

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**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.

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# Information Memorandum

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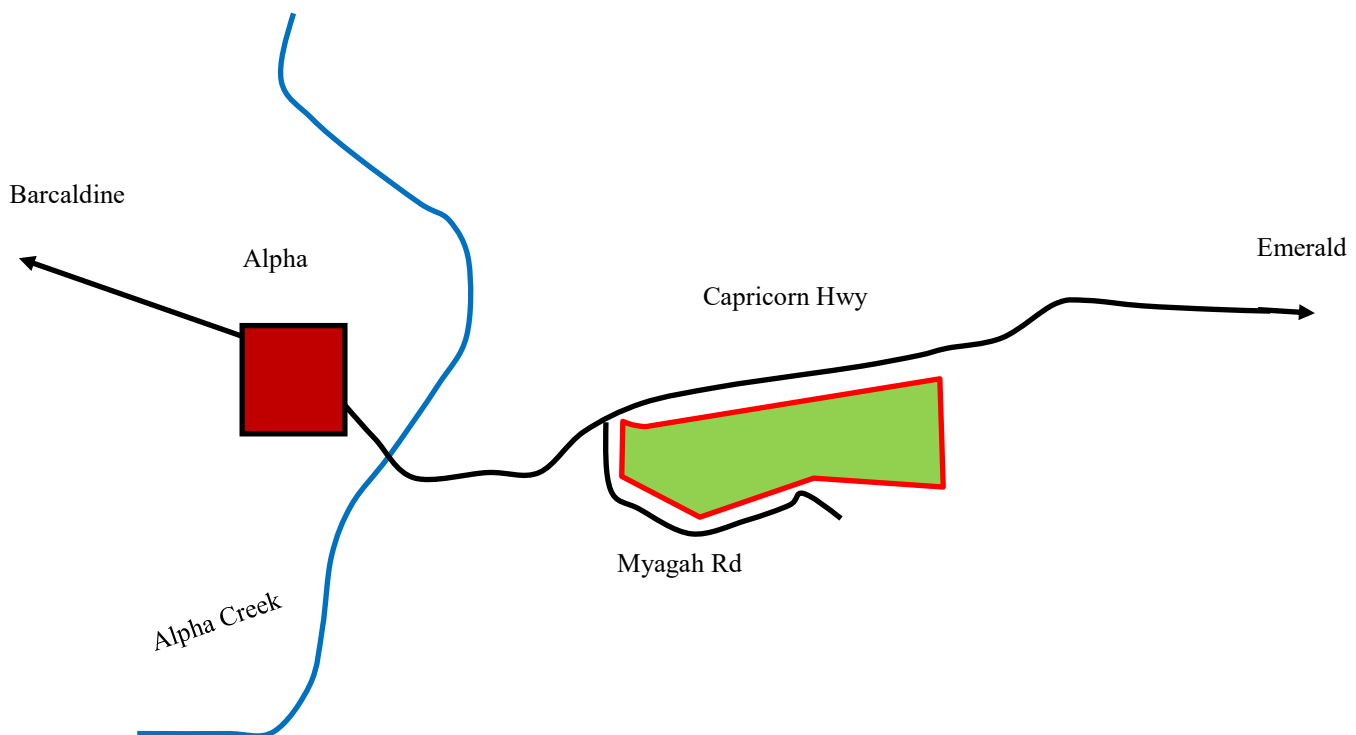
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## LOCATION

### Location

“Hazelbrook” is situated at 43021 Capricorn Highway, Alpha, Qld, being 3 km East of Alpha with 2.7km Capricorn Highway frontage.



### Services

Services include school bus to Alpha, Rural Power, Satellite TV, Telephone, Mobile Phone coverage over property.

### Area & Tenure

Area: 134.3946 Hectares (332.089 Acres) in 2 Freehold Titles  
Lot 80 BE121 & Lot 1 RP612289 (2 Titles)  
Local Government: Barcardine Regional Council  
Net Rates: \$297.45 Half Yearly.

## LATEST RATES NOTICE



All correspondence to be addressed to the  
**Chief Executive Officer**  
PO Box 191  
BARCALDINE QLD 4725

ABN: 36 154 302 599

Ph: (07) 4985 1166  
Fax: (07) 4985 1162

### RATE NOTICE / TAX INVOICE

SHIRLEY MAY CLIFFORD  
'HAZELBROOKE',  
ALPHA QLD 4724

ASSESSMENT NO.: 30515-10000-000  
PAYMENT REFERENCE: 13005475  
DATE OF ISSUE: 29-03-2023  
DUE DATE: 10-05-2023  
VALUATION: \$65000  
VALUATION DATE: 30-06-2021  
AREA: 134.394600ha  
RATE GROUP: 301  
FIRE CATEGORY: 2

FOR THE PERIOD  
01-01-2023 To 30-06-2023

Property Location and Description  
'HAZELBROOKE', 43021 CAPRICORN HIGHWAY, ALPHA QLD  
L80 BE121 & L1 RP612289:PAR ALPHA

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
General Rates (Minimum Charge) Differential Rate Category 8 - Rural	65000	0.00306	266.50
Emergency Management Levy 2 E	1	57.60	57.60
<b>TOTAL RATES and CHARGES</b>			324.10
Discount from this notice if paid by 10-05-2023			-26.65
<b>NET payable if paid by 10-05-2023</b>			297.45
This Invoice contains GST of \$0.00			
	<b>DUE DATE</b>	<b>DISCOUNT</b>	<b>NET PAYABLE</b>
<b>DISCOUNT WILL BE ALLOWED IF PAID BY</b>	10-05-2023	26.65	297.45

\*\*\*\* IMPORTANT MESSAGE \*\*\*\*

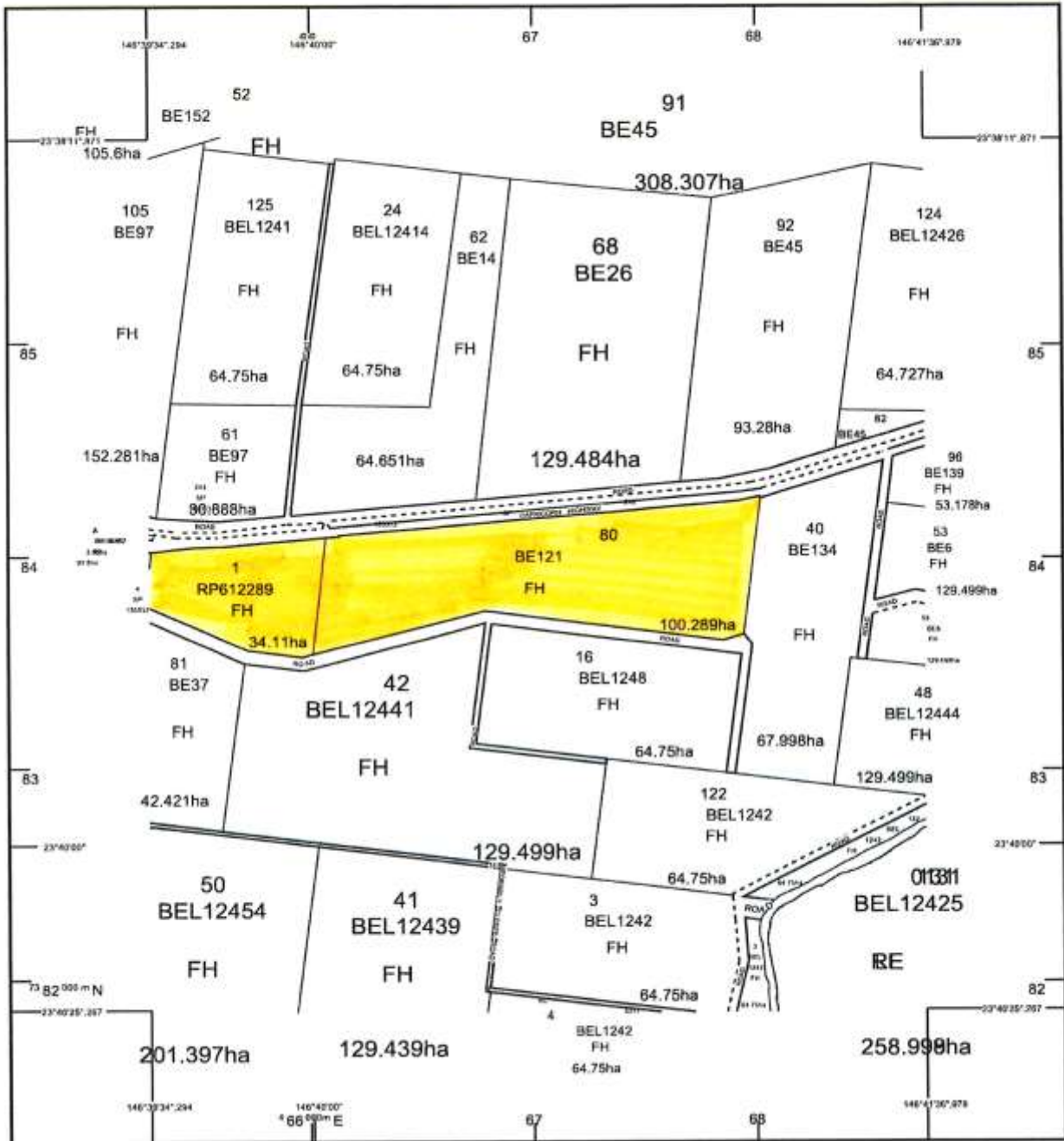
BPAY  
PLEASE ENSURE YOU ALLOW FOR 3 DAYS TO PROCESS BPAY PAYMENTS. DO NOT PAY ON  
THE LAST DAY OF DISCOUNT.



Biller Code: 120501  
Ref: 13005475

S M GRAY  
CHIEF EXECUTIVE OFFICER

**SMART MAP**



STANDARD MAP NUMBER  
8250-42412



MAP WINDOW POSITION & NEAREST LOCATION

**SUBJECT PARCEL DESCRIPTION**

DCDB	RP612289
Lot/Plan	80/BE121
Area/Volume	100.289ha
Tenure	FREEHOLD
Local Government	BARCALDINE REGIONAL
Locality	ALPHA
Segment/Parcel	470949

**CLIENT SERVICE STANDARDS**

PRINTED 17/06/2023

DCDB 15/09/2023 (Lots with an area less than 3000m<sup>2</sup> are not shown)

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**SmartMap**

An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
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## TITLE SEARCH

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 45387795  
Search Date: 17/08/2023 11:40

Title Reference: 30445036  
Date Created: 15/09/1977

Previous Title: 30157152

REGISTERED OWNER

Dealing No: 708377024 20/01/2005

SHIRLEY MAY CLIFFORD

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 612289  
Local Government: BARCALDINE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 30157152 (POR 69)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713264762	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	01/06/2010 10:26	CURRENT
UNREGISTERED DEALINGS - NIL			

\*\* End of Current Title Search \*\*

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

# TITLE SEARCH

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 45387796

Search Date: 17/08/2023 11:40

Title Reference: 30419103

Date Created: 06/03/1975

REGISTERED OWNER

Dealing No: 708377024 20/01/2005

SHIRLEY MAY CLIFFORD

ESTATE AND LAND

Estate in Fee Simple

LOT 80 CROWN PLAN BE121  
Local Government: BARCALDINE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 30195228 (POR 80)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713264762	VEG NOTICE	01/06/2010 10:26	CURRENT

VEGETATION MANAGEMENT ACT 1999

UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX



**COUNTRY**

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“Hazelbrook” is slightly undulating sandy loam country. To the East of the Hazelbrook Homestead is predominately pulled sandy loam buffel country. To the West of the Homestead is virgin timbered sandy loam country. Timber includes Box, Ironbark, Bloodwood, Cyprus Pine & Dead Finish.

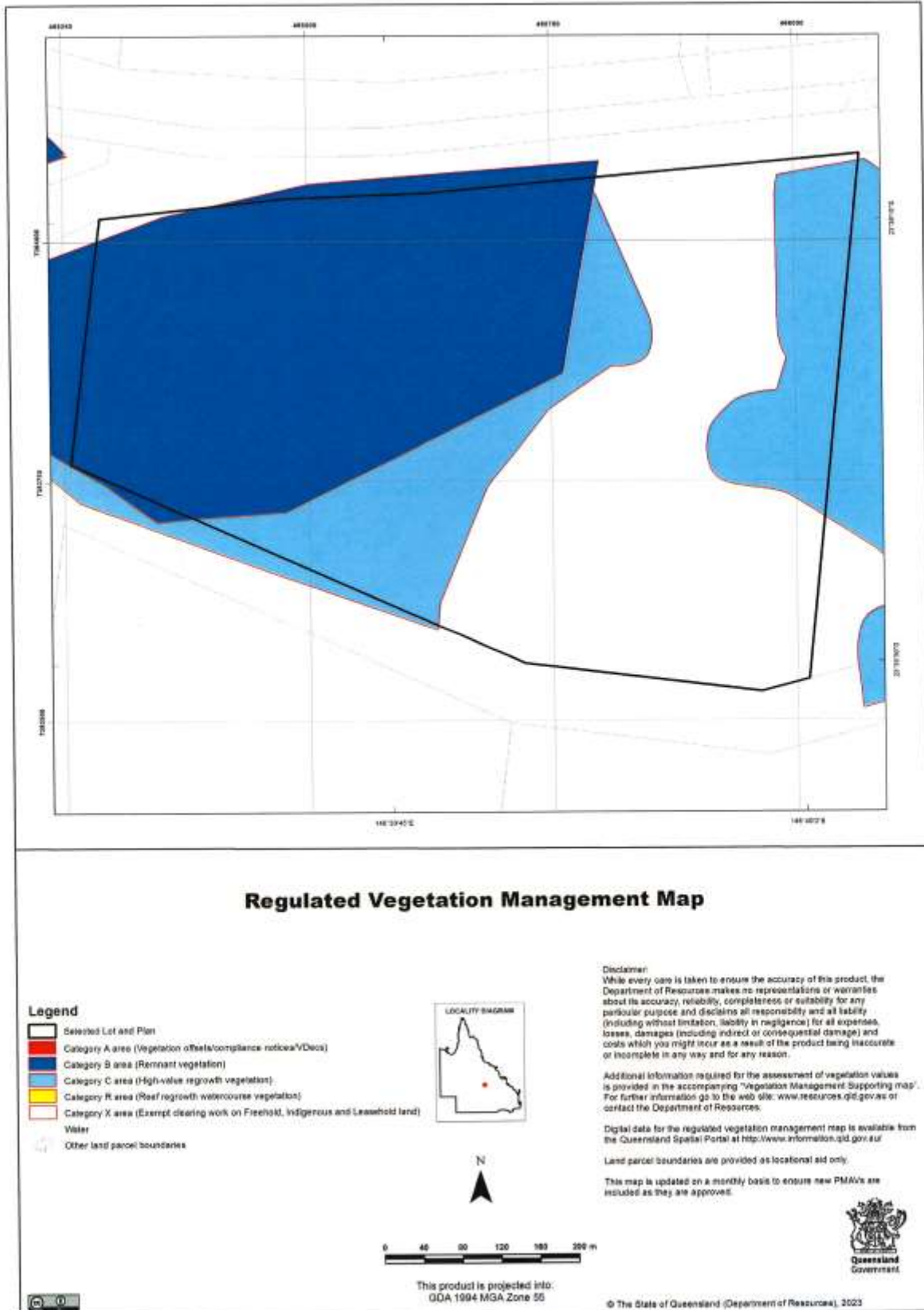
Buffel is the predominate grass on “Hazelbrook”. Native grasses on the property include Spear & Kangaroo Grass, Seca Stylo is established on the property.



**COUNTRY**

## VEGETATION MAP—LOT 1

### 4.1 Regulated vegetation management map



# VEGETATION MAP— LOT 1

## 4.2 Vegetation management supporting map



### Vegetation Management Supporting Map

**Legend**

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



This product is projected into:  
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000 except in designated areas where a completion scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RIE data mapped at a scale of 1:100 000 is +/- 100 metres.

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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.

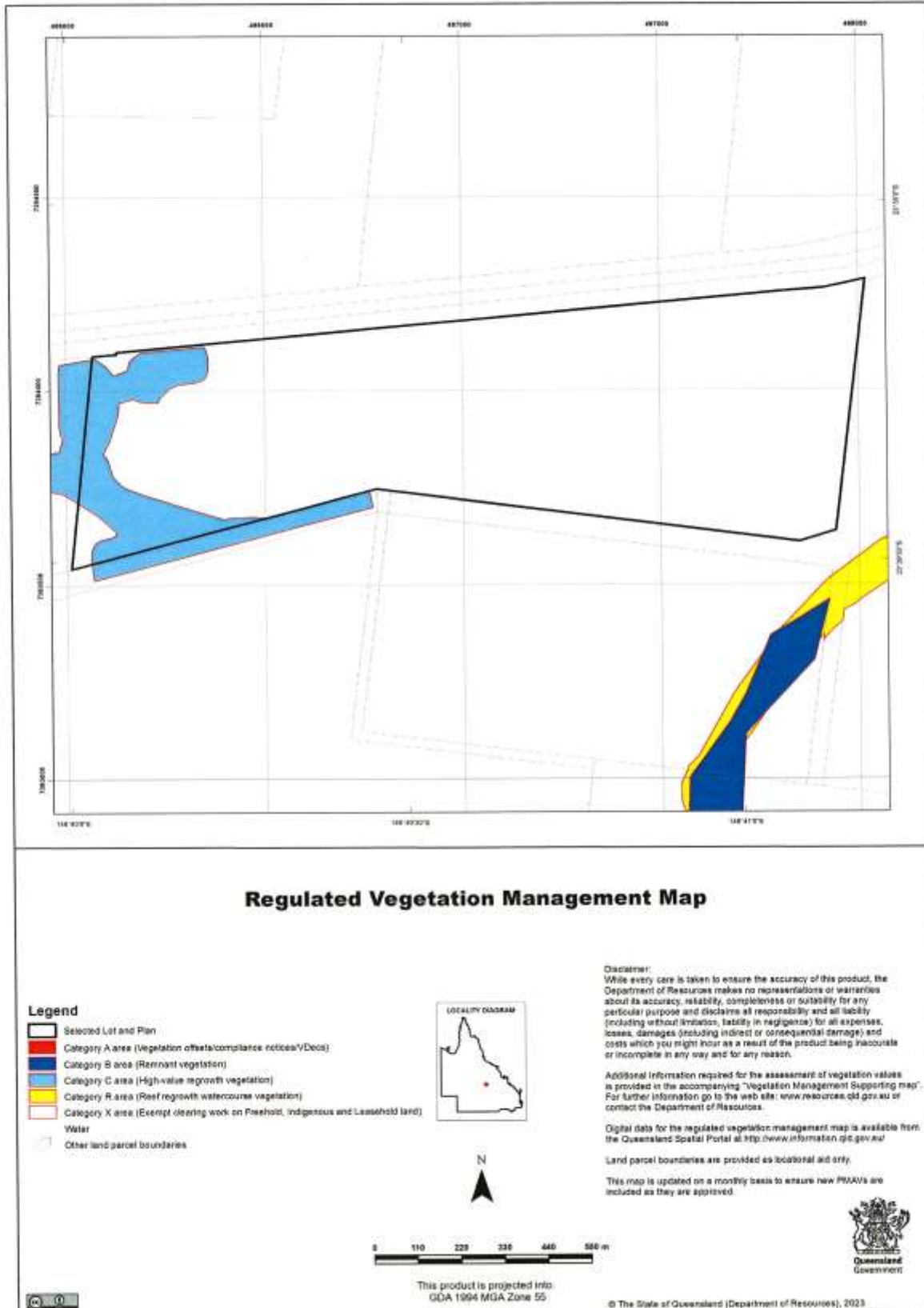
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAU applications. For further information go to the web site: [www.resources.qld.gov.au](http://www.resources.qld.gov.au) or contact the Department of Resources.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management camera and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

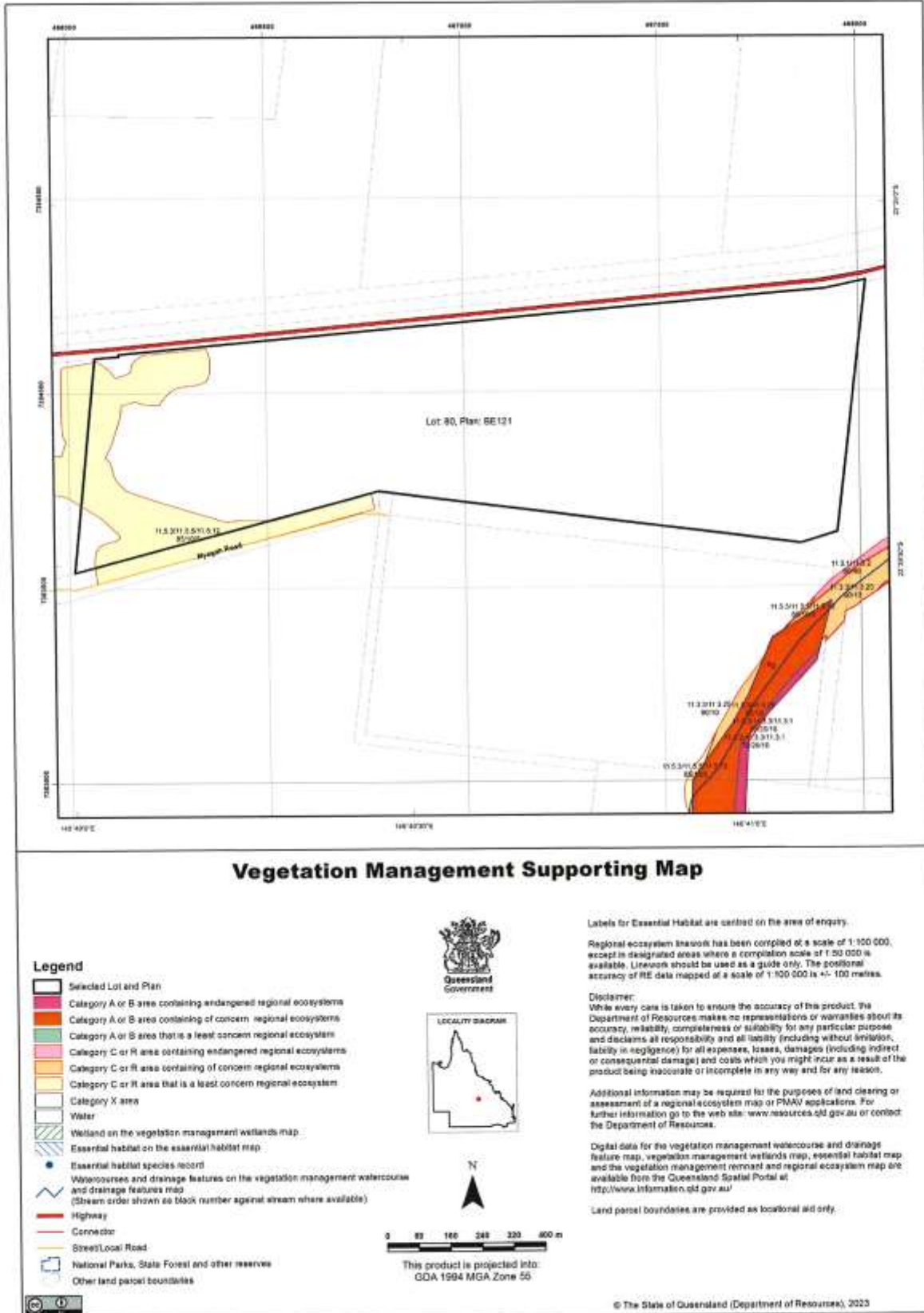
VEGETATION MAP— LOT 80

4.1 Regulated vegetation management map



# VEGETATION MAP— LOT 80

## 4.2 Vegetation management supporting map



## WATER

“Hazelbrook” is watered by one dam & one bore.

NOTE: There is two other bore holes of similar depth & similar depth of water on the property currently not equipped or in use. One of these bore holes has a windmill over it.

<b>DAM</b>	OPEN WALK IN DAM
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<b>BORE</b>	<b>EQUIPMENT &amp; INFORMATION</b>
<b>HOUSE BORE</b>	<p>Depth approx 128' with approx 19' of water. Rural Power connected, electric submersible pump, pumping to 2,000 gal poly high tank on steel stand which gravity feeds servicing Homestead, Sheds &amp; concrete trough in Western Paddock. Also a 5,000 gal Bushmans poly tank on ground servicing Stockyards &amp; Eastern Paddocks.</p> <p>High tank overflows into 5,000 gal concrete tank used as back up water.</p>

## FENCING

“Hazelbrook” is subdivided into 2 main grazing paddocks & 2 small paddocks. Internal fencing comprises sections of old netting, 3 barb + 1 plain & 4 barb on timber posts. Boundary fencing western side of Homestead is old 3 & 4 plain & 2 barb on timber posts. Eastern side of Homestead is very good 4 barb on steel & timber posts.

## **STOCKYARDS**

The “Hazelbrook” stockyards are all steel with the Cooler being 5 cables with a steel top & belly rail. The balance of the stockyards have permanent crush & gateways with portable panels supported by permanent posts. The stockyards incorporate a cattle master crush/head bail & loading ramp. Water is connected to a poly trough in stockyards.





## STRUCTURAL IMPROVEMENTS

BUILDING	DETAILS
<b>HOMESTEAD</b>	Midset, 3 bedroom, 1 bathroom, hardiplank homestead. Split level to lounge, slow combustion wood heater in living area, concrete & steel posts.
<b>WORKSHOP/ STORAGE SHED</b>	Approx 12m x 12m, steel frame, zincalume trimdek, fully enclosed & lockable, insulated roof, windows for light & breeze, concrete floor, power & water connected.
<b>MACHINERY SHED</b>	Approx 20m x 13m cyprus pine timber frame, 6 bay galvanised iron roof & southern side, earth floor, power & water connected.



**PROPERTY MAP**

