

LEANDER

LONGREACH



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CONTENTS

1	INTRODUCTION
3	LOCATION
6	COUNTRY
13	PROPERTY MAPS
15	IMPROVEMENTS
19	HOMESTEAD
20	SALES PROCESS
21	EXPRESSIONS OF INTEREST FORM



LEANDER

***RPL is pleased to present for sale by
Expression of Interest
“Leander” Longreach.***

Leander has been in the ownership of the Barrett/Clark families or relatives since 1908. With a historic 9BR homestead and established gardens nurtured over the generations, Leander is a beautiful home ready for a new family to make memories in for years to come.

The property offers a tremendous diversity of pasture types with convenient all weather access to highway frontage and a short 31km drive into Longreach. Large enough to be a stand-alone enterprise or depot alike,

Leander would suit a grazing family while also offering the local Longreach professional a rural base close to town.

The Wild Dog barrier fence significantly reduces grazing pressure and assists in the control of pests/predators, increasing productivity. Presenting as a low cost operation with reliable water, good fencing and improvements.



LOCATION

Leander is located West of Longreach with direct frontage to the Landsborough Highway.

Entry 25km from Longreach and 154km from Winton with a 6km driveway to the homestead.

Schooling in Longreach Public (LSHS) to Gr.12 and Private to Gr.10. Longreach School of Distance Education to Gr.10.

School bus, early childhood centres in Longreach, Longreach Base Hospital.



Area:

11,091 Ha Freehold
1127 Ha Permit to
Occupy
Total: 12,218 Ha

27,396 Ac Freehold
2783 Ac Permit to
Occupy
Total: 30,179 Ac



COUNTRY

Diverse mixture of country, which can be described as follows:

1/3 High soft desert country with a mix of timber including Mulga, Vine tree, Wilga, Dead Finish, Coolabah, Ghost Gum, Native Peach, Cassia, Currant Bush with native grasses, Buffel grass and areas of Spinifex.

1/3 Developed (pulled) pebbly Gidyea country which fronts the Darr River with flood-out country along “Strathdarr/Invercauld” boundary.

1/3 Boree Downs country interspersed with Coolabah channels and some Gidyea country with double frontage to Dingo Creek.

Rainfall:

18 inches
450mm

Carrying Capacity:

Leander has traditionally run 6,500 mixed sheep consistently for years or cattle equivalent. Flock in the range 18-19 Micron, excellent lambing percentages, very clean wool growing country.





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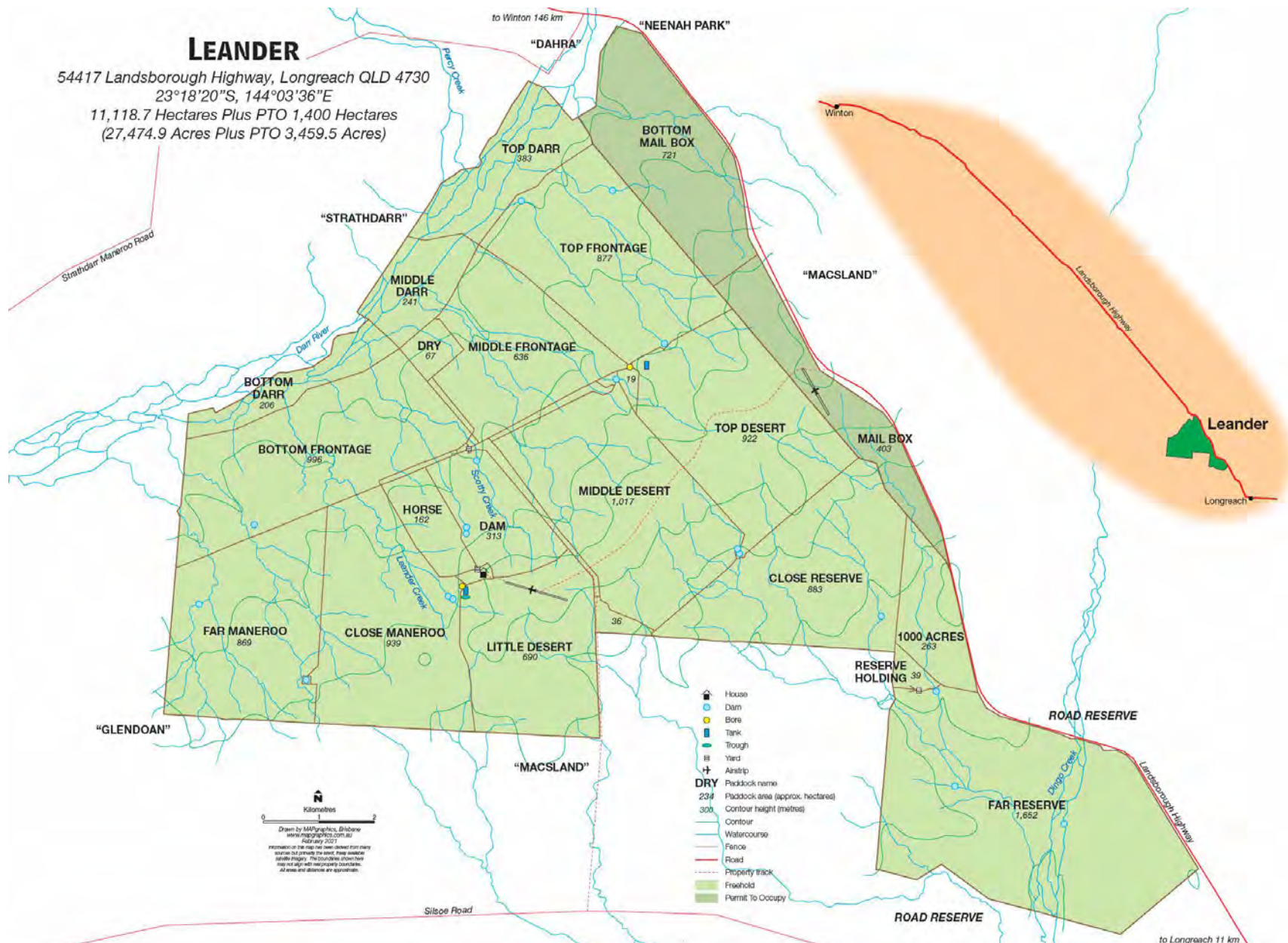


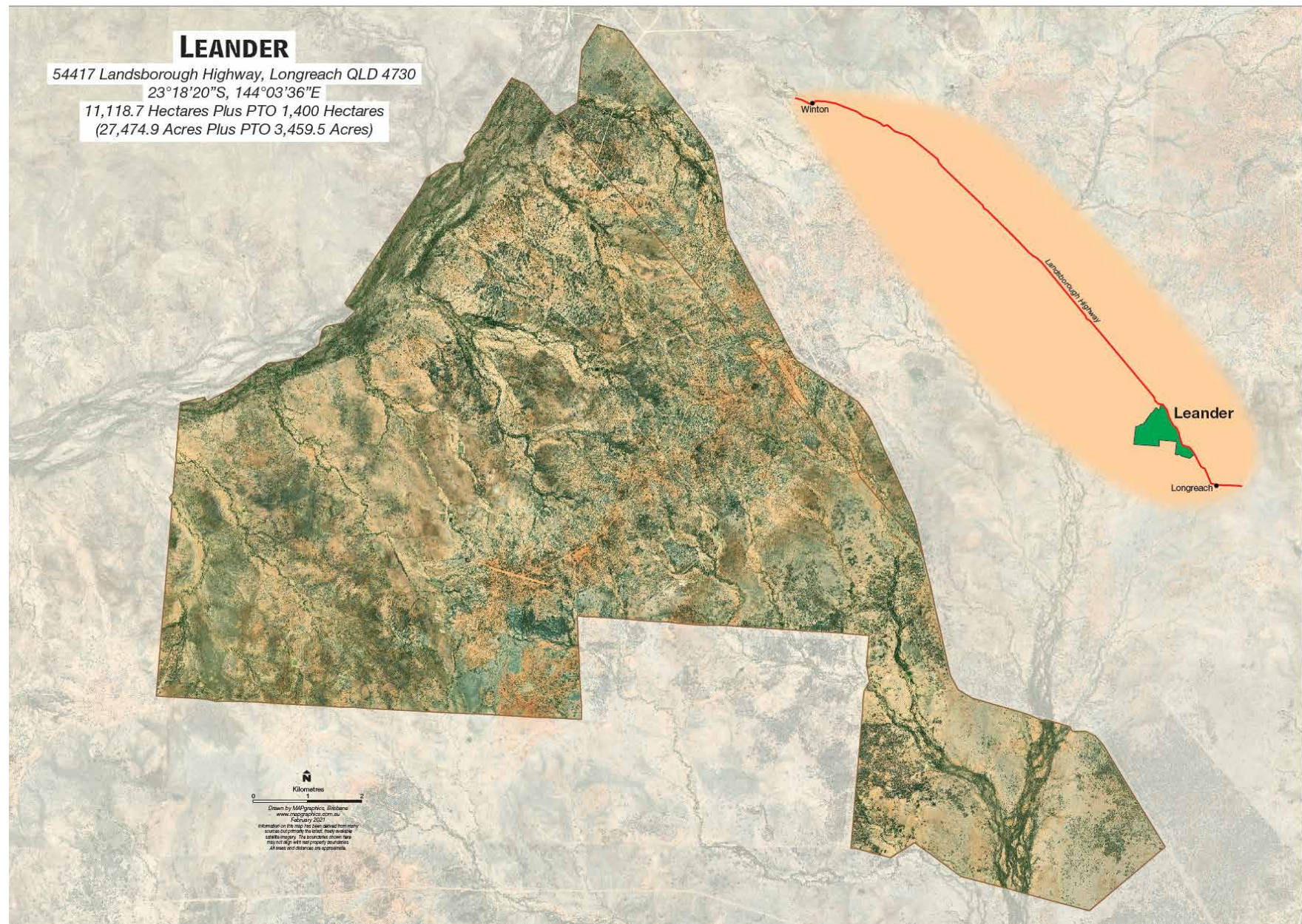




LEANDER

54417 Landsborough Highway, Longreach QLD 4730
 23°18'20"S, 144°03'36"E
 11,118.7 Hectares Plus PTO 1,400 Hectares
 (27,474.9 Acres Plus PTO 3,459.5 Acres)





IMPROVEMENTS

Water:

Leander is watered by 14 dams, consisting of 9 single dams and 5 double dams, most of which have been recently cleaned out. House dam 52,000 yds. Frontage to Darr River with semi-permanent holes, and double frontage to Dingo Creek with semi-permanent holes.

Fencing:

Leander is fenced into 13 paddocks and one dry paddock.

Part of a Wild Dog Fence Cluster, private and fully paid for, with neighbour “Old Dahra”, which includes 29km of Leander boundary. Most internal fencing has been replaced in the last

20yrs with a two barb, 4 plain sheep style fence. 6-8km approx. of older fence. There is also a series of lanes and holding paddocks servicing yards.

Buildings:

One main machinery shed/workshop, two other sheds, stables, hangar servicing airstrip with cement floor.

6 stand shearing shed, Sunbeam ‘Super Pro’ gear, near new wool press.

Steel bugle pattern sheep yards, additional lamb marking/crutching yards.

Near new shearers lunchroom with kitchen, 2 beds and A/C. New toilet block and older, functional shower block.







HOMESTEAD

***Historic two-storey 9 bedroom homestead built
Circa 1912.***

set in award winning garden with lovely shaded areas, lawn, creepers and hedges. Two Bathroom, A/C, Cold room.











SALE PROCESS

Leander is offered for sale by Expression of Interest closing Thursday 29th of April 2021



EOI FORM

To assist interested parties, the following Expression of Interest form is provided. Additional information may be annexed to this form at the discretion of the registering party.

LODGEMENT

Method of lodgement	Email
Email address	walcooper@ruralpropertylivestock.com

PURCHASING ENTITY

Method of lodgement	Email
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ABN / ACN	
Primary contact	
Address	
Phone	
Email	

OFFER (LAND)

Leander	\$	
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PROPOSED TERMS

Deposit	\$	
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Settlement	
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FIRB Approval	
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Conditions	
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Legal representative	
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Registrant signature	
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Registrant name	
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Date	
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Send form to walcooper@ruralpropertylivestock.com

INSPECTIONS

Inspections of the Property are by appointment only and are to be conducted under the supervision of the selling agents. Interested parties should contact the selling agents to arrange an inspection.

EXPRESSIONS OF INTEREST

A copy of the expressions of interest documents for the Property is available from the selling agents on request. Refer to the documents for the terms and conditions of this sale.

FOREIGN INVESTORS

Foreign investors will be required to have regard to the Foreign Acquisitions and Takeovers Act 1975 (C'wealth) and the policies concerning foreign investments in Australia of both the Federal and Queensland governments.

INFORMATION MEMORANDUM

The Vendor may, in their absolute discretion, but without being under any obligation to do so, update or supplement this Information Memorandum. Any further information will be provided subject to the terms and conditions set out in this Information Memorandum.

GST DISCLAIMER

Interested parties should make their own assessment of the impact of GST on the Property and the returns derived from them after obtaining expert professional advice.

DISCLAIMER
The information in this Information Memorandum and any other written or verbal information given in respect of the Property and / or livestock referred to in this Information Memorandum ("the Information") is provided to you ("the Recipient") on the following conditions:

1. The Property is sold on an "as is/where is" basis (that is, in its present condition and subject to all legal and physical defects).
2. No assurance, representation, warranty or guarantee (express or implied) is given by Rural Property and Livestock Pty Ltd or any of their respective officers, partners, employees or consultants (collectively referred to as "the Parties") or any other person or entity that the Information, whether or not in writing, is complete, accurate or balanced, or has or will be audited or independently verified, or that reasonable care has been or will be taken in compiling, preparing and furnishing

the Information.

3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the Property or any other matter, or as a solicitation or offer to sell the Property or a contract of sale for the Property.

4. The Information shall not constitute an assurance, representation, warranty or guarantee that there has been no change in the Property or in the matters referred to in the Information since the date at which the Information is expressed to be stated.

5. None of the Parties assume any obligation to the Recipient to provide additional Information or updated Information or to correct any inaccuracies in the Information which may become apparent.

6. The Information should not be relied upon in any way by the Recipient or its related entities, their respective officers, employees, agents, advisors, shareholders and associates (collectively "the Recipient"). The Recipient should satisfy itself as to the accuracy and completeness of the Information through inspections, surveys, enquiries, and searches by its own independent consultants.

7. The Information does not purport to contain all of the details which the Recipient would require to make a decision to express an interest in or make an offer to purchase the Property. Recipients should seek independent legal and financial advice.

8. None of the Parties make any representations or warranties with respect to fixtures, fittings, plant and equipment on the Property.

9. None of the Parties make any representations or warranties with respect to the continuation or enforceability of any licence, lease, supply, service, consultancy, certification, standard or other agreement referred to in this Information Memorandum following completion of the sale of the Property.

10. None of the Parties make any representations or warranties with respect to the legality of the current use of the Property or the ability of Recipients to redevelop the Property.

11. The Information does not and will not form part of any contract of sale for the Property. If a Recipient makes an offer or signs a contract for the Property that Recipient represents that it is not relying on the Information supplied by any of the Parties (unless otherwise agreed in a written contract with the Vendor). The only information, representations and warranties upon which the Recipient will be entitled to rely will be as expressly set out in such a contract.

12. Recipients will be responsible for meeting its own costs of participating in the sale process for the Property. The Parties shall not be liable to compensate a Recipient for any costs or expenses incurred in reviewing, investigating or analysing any Information, whether that Information is contained in this Information Memorandum or otherwise.

13. None of the Parties are liable to compensate or reimburse a Recipient for any liabilities, costs or expenses incurred in connection with the sale of the Property.

14. Except as may be expressly provided in any agreement in writing between the Parties and the Recipient, the Recipient acknowledges and agrees that to the maximum extent permitted by law, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to the Information Memorandum and the sale of the Property is excluded and each of the Parties disclaim all liability for any loss and damage (whether foreseeable or not) suffered by any person acting on any of the Information whether the loss or damage arises in connection with any negligence, default or lack of care on the part of the Parties, any misrepresentation or any other cause by reason of or in connection with the provision of the Information or by the purported reliance thereon by a Recipient.

15. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.

16. This disclaimer is in addition to the contract of sale and survives execution of the contract of sale.

CONTACT

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