

Cropping Investment Opportunity (Etta Plains)

The business being offered provides a unique opportunity to establish a large scale cropping operation with plenty of viable cropping land for expansion. Initial water allocation of 32,000ML will provide the platform for cropping expansion for both irrigation and dry-land operations



Cropping Irrigation Opportunity of the site

- Secure land tenure
- 28,442 hectares for growth and expansion potential
- 19, 500 hectares of potential cropping land
 - 9,500 hectares of potential irrigation
 - 10,000 hectares of dry-land cropping
- Ability to Gravity Fill the Storages
- Preliminary irrigation design coupled with soil analysis
- Very little to no clearing costs due to the abundance of flat, correctly sloping, black soil, natural downs country suitable for flood irrigation
- The Flinders and Cloncurry River Systems bounds the proposed development site giving the ability to take from both River Systems
- Federal, State and local Government support for regional irrigation projects
- Self-cracking clay soils offering a range of cropping options

The business is dedicated to discuss a range of legal and operational arrangements:

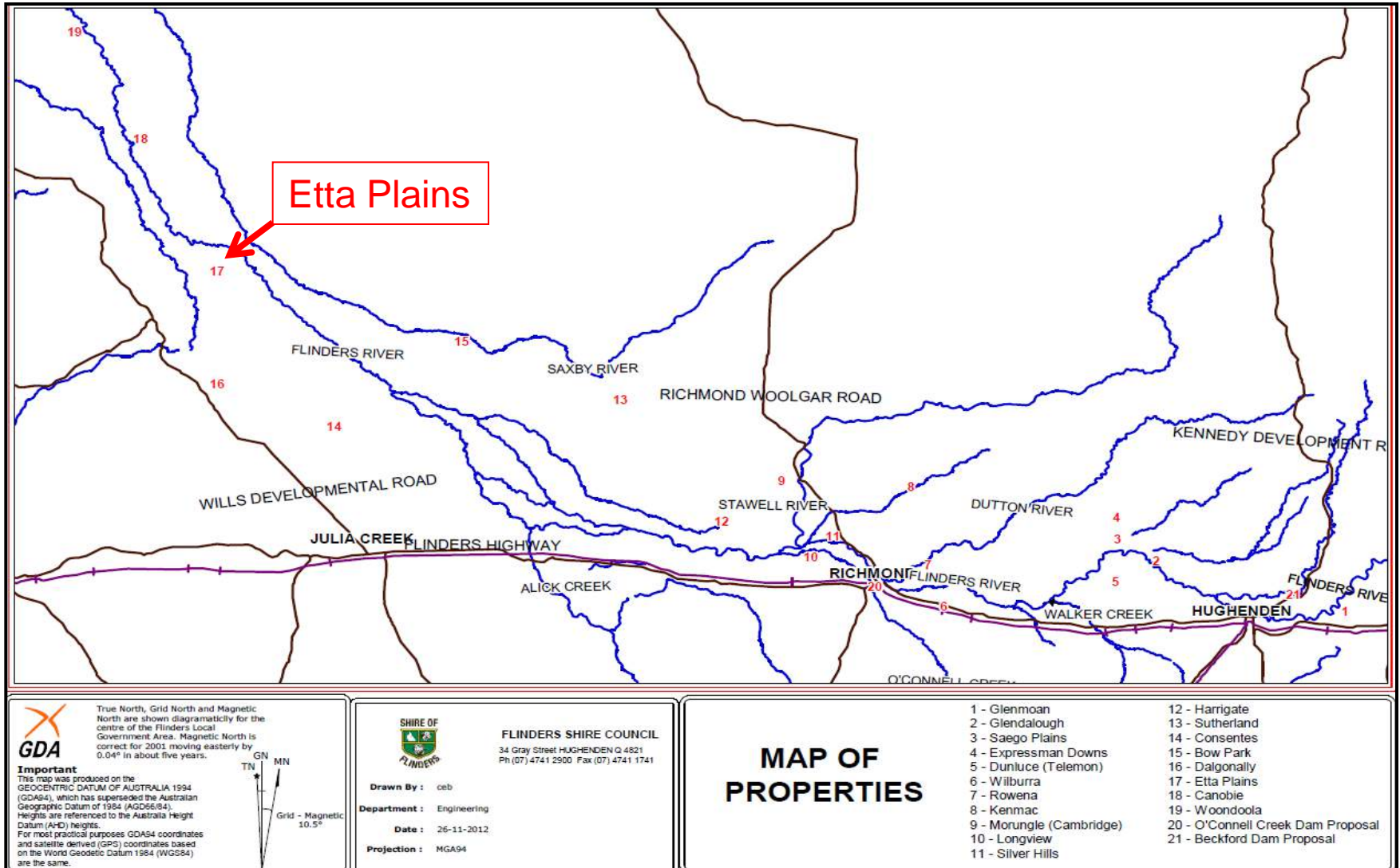
- Farming with a long-term lease options
- Sale of the property to the investor, or
- Combination of joint venture arrangements

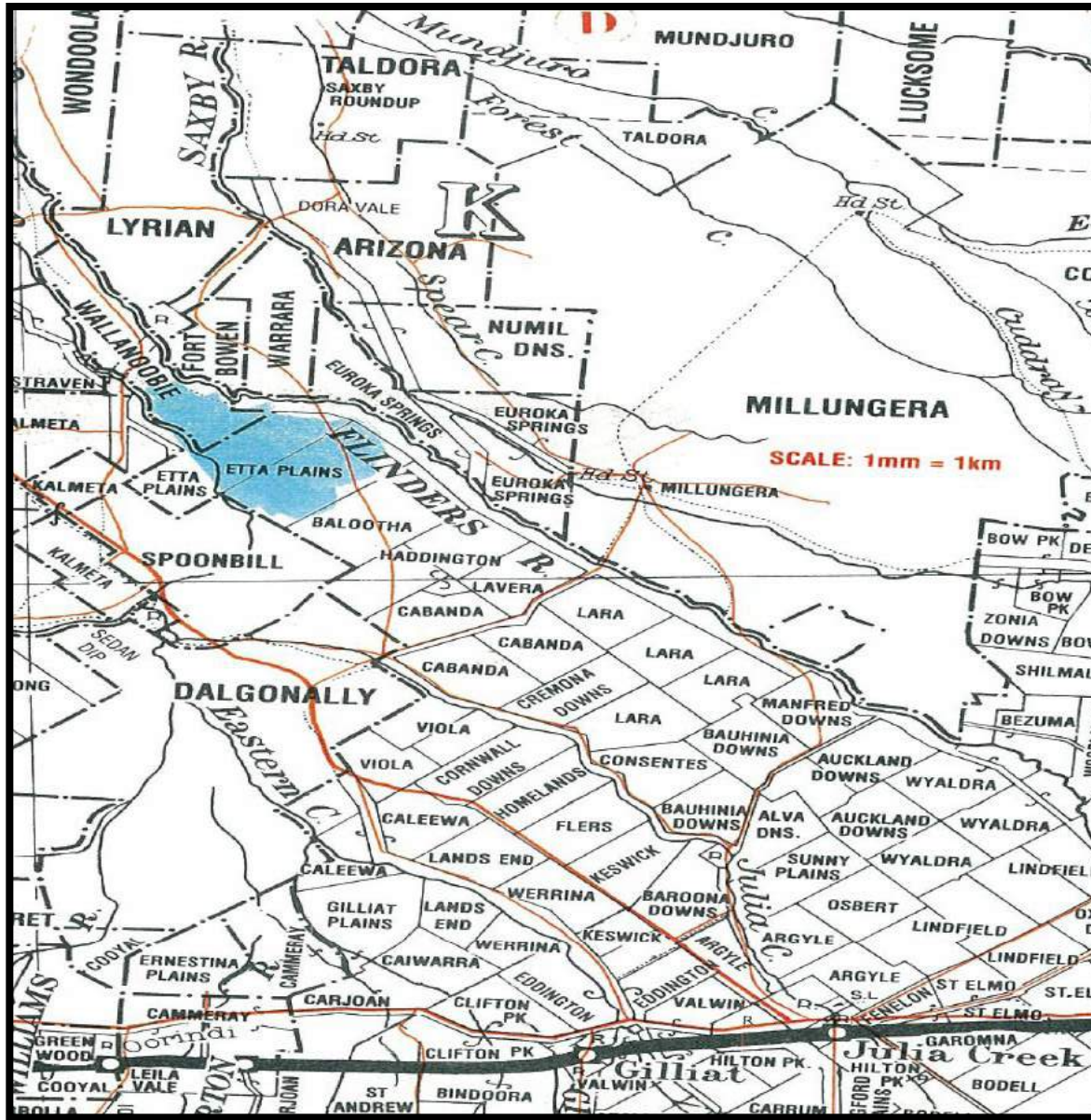


Background Information

Property name:	Etta Plains
Location:	Positioned directly in the fertile, self-cracking clay soils of the Gulf Country of North West Queensland in Northern Australia. 120km North of Julia Creek, along 80km of bitumen and 20 km of formed rural road.
Property size:	28,442 ha
Shire / Council:	McKinlay
Property tenure:	Grazing Homestead Perpetual Lease (GHPL) in conversion to Freehold on (Lot 1 on CE3, Lot2 on MF18)
Country:	Flat open grass lands of flinders and Mitchell grass, black soil, backing on to the Flinders River
Property current use:	Large fattening block for northern breeders Carrying capacity: 5000 – 6000 Dry cattle under 2 years old

Location Map





Regional Properties Map

Climate



Julia Creek

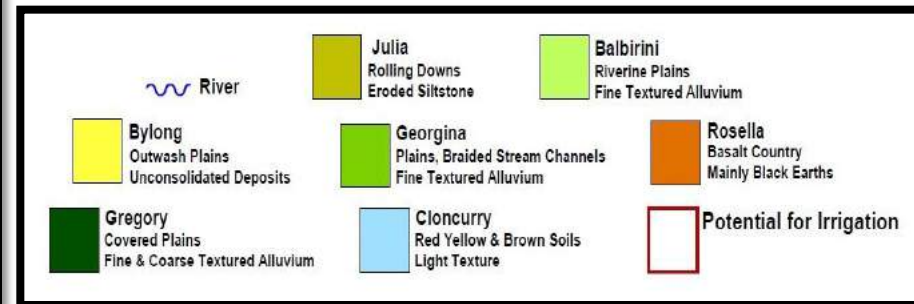
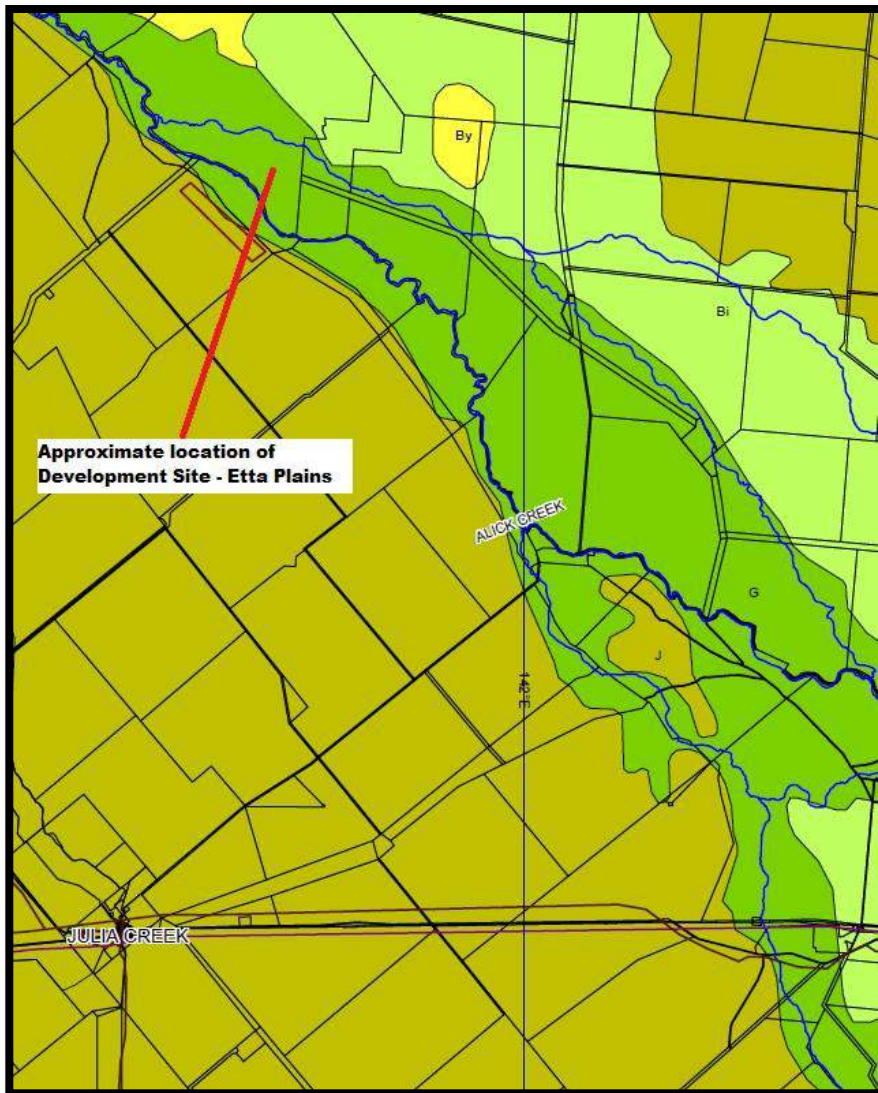
Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Temperature													
Mean maximum	37.6	36.4	35.6	33.5	29.7	26.8	26.5	29	32.5	36	37.9	38.3	33.3
Mean minimum	23.8	23.6	21.5	18.2	14.3	10.3	9.1	10.9	14.4	18.7	21.3	23	17.4
Rainfall													
Mean rainfall (mm)	128.3	112.9	54.6	17	14.9	11.7	7.8	2.5	5.5	15.6	29.9	66.7	462.6
Decile 5 (median)	97.5	89	33	2	0.6	0.4	0	0	0	5.8	18.6	50	424.2
Mean number of days of rain	7.2	6.6	3.4	1.2	1.1	0.9	0.7	0.4	0.7	1.5	2.8	4.9	31.4
Clear days													
Mean number of clear days	8.5	7.5	12.4	14.1	15.8	17.3	19.7	20.6	19.2	16.9	12.9	10.2	

Source: BOM

Land Form & Soils Types

- The property sits upon the Balbirini / Georgina land form. This system consists of gently undulating plains with long even slopes between 0 to 3%. The treeless plains contain moderately deep clay soils that have developed from a Allaru mudstone. (see attached)
- The primary soil type is grey & brown cracking clays (Vertosols) the generally exhibit self mulching surface soils, uniform light-medium to medium clays texture through the profile, typically 1.5 to 3 metres deep, overlie mudstone and develop deep vertical cracks when dry. (see Land & Soil class map)

Soil Map



Cropping Opportunities

These cracking clays offer a range of cropping options and are well suited to irrigation due to their high water holding capacity. Crops which have been grown in the region are; cotton, rice, chickpeas, mung beans, sorghum, maize, wheat, soybeans, guar, aziki beans, fodder crops, with more being trialled each year



Yields have been proven equal to other regions with amply radiation, soils and water



Potential Cropping Opportunities

Cotton

- Yield (bale/ha) 7-9 bales/ha
- Price (\$/bale) \$440/bale
- Current price – 2013
- Water use 8-10 MI/ha

Chickpea

- Yield (t/ha) 2.5-3 T/ha
- Price (\$/bale) \$450/t
- Current price- 2013
- Water use 3 MI/ha

Rice

- Yield (t/ha) 7-10 T/ha
- Price (\$/bale) \$600/t
- Current price- 2013
- Water use 8-10 MI/ha

Mung beans

- Yield (t/ha) 2.5-3 T/ha
- Price (\$/bale) \$900/t
- Current price -2013
- Water use 6-8 MI/ha



Sorghum (grain)

- Yield (t/ha) 7-9 T/ha
- Price (\$/bale) \$220-280/t
- Current price- 2013
- Water use 3-5 MI/ha

Sorghum (Fodder)

- Used silage, bailing, forage, grazing
- Water use 2-4 MI/ha

Soybeans

- Yield (t/ha) 3 T/ha
- Price (\$/bale) \$475/t
- Current price- 2013
- Water use 6-7 MI/ha



Irrigation Development

■ The following Layouts show:

Irrigation Development Site – Stage 1:

Water allocation 32000MI

Water storages located on a area of 650ha

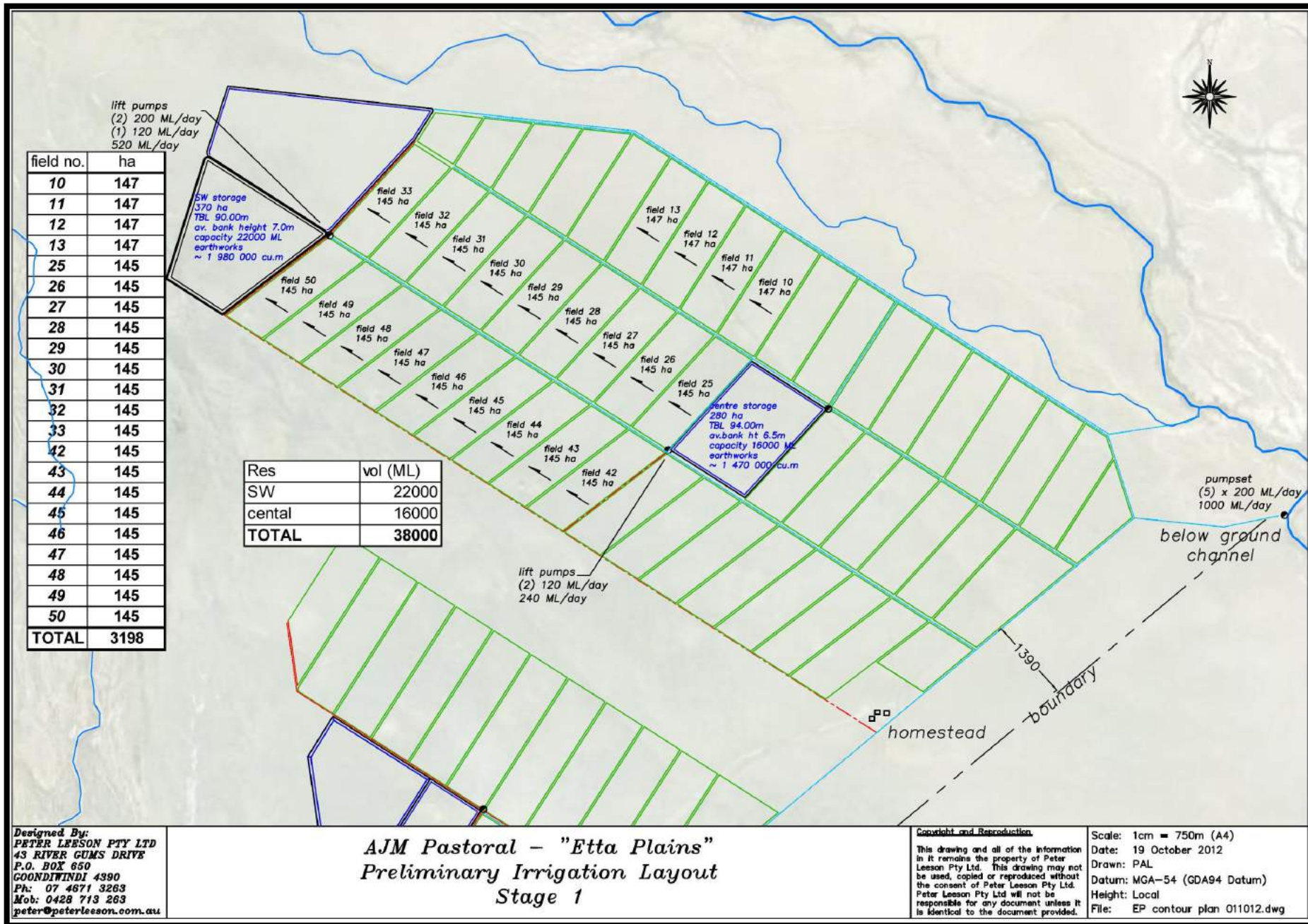
Irrigation area 3,198 ha

Irrigation Development site's POTENTIAL:

Total water allocation 95,500MI

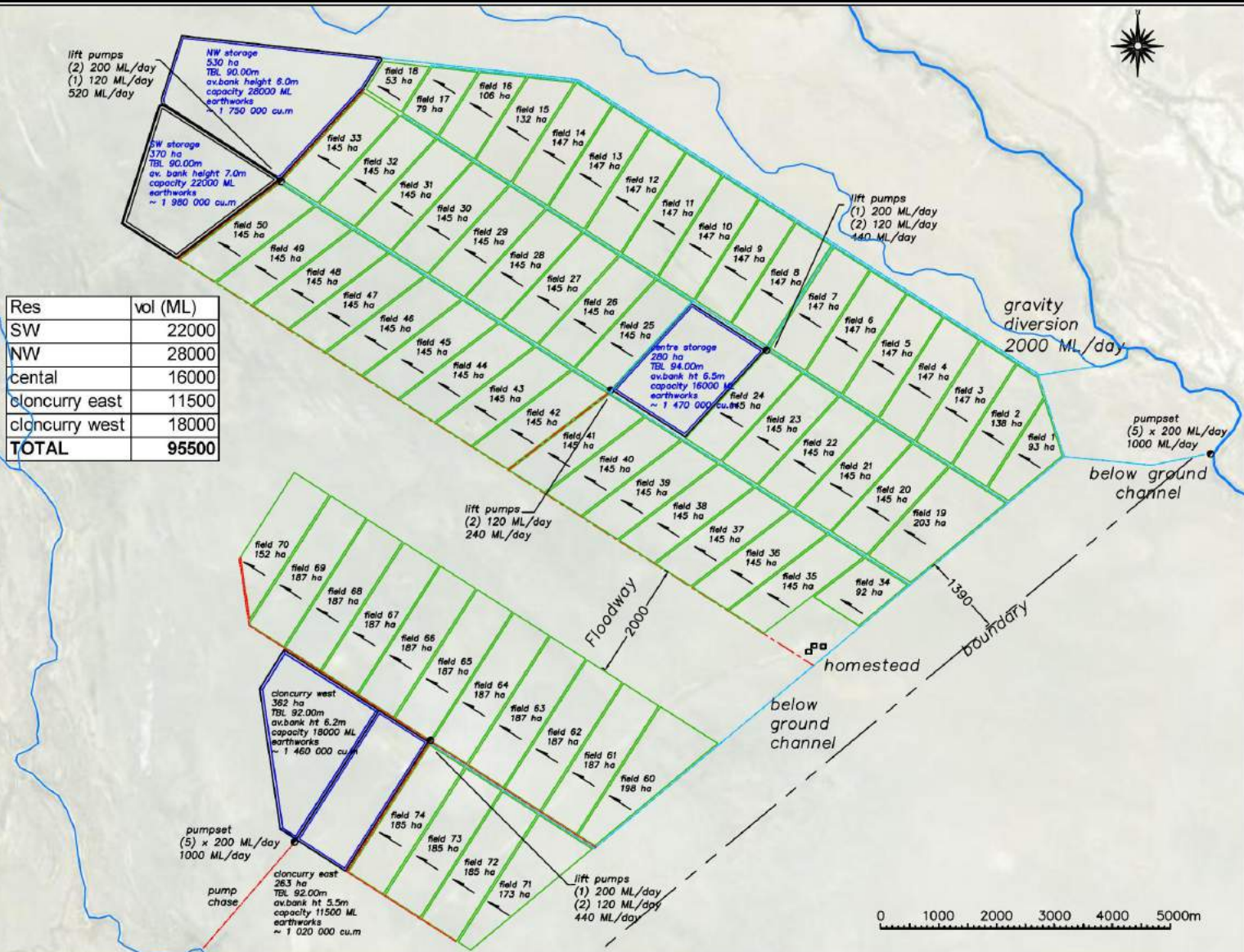
Water storages located on a area of 1805 ha

Irrigation area increased to 9,771 ha



field no.	ha	field no.	ha
1	93	80	198
2	138	61	187
3	147	62	187
4	147	63	187
5	147	64	187
6	147	65	187
7	147	66	187
8	147	67	187
9	147	68	187
10	147	69	187
11	147	70	152
12	147	71	173
13	147	72	185
14	147	73	185
15	132	74	185
16	106		
17	79		
18	53		
19	203		
20	145		
21	145		
22	145		
23	145		
24	145		
25	145		
26	145		
27	145		
28	145		
29	145		
30	145		
31	145		
32	145		
33	145		
34	92		
35	145		
36	145		
37	145		
38	145		
39	145		
40	145		
41	145		
42	145		
43	145		
44	145		
45	145		
46	145		
47	145		
48	145		
49	145		
50	145		
TOTAL	7010		2761
stage 1	3198		

Res	vol (ML)
SW	22000
NW	28000
central	16000
cloncurry east	11500
cloncurry west	18000
TOTAL	95500



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 peter@peterleeson.com.au

AJM Pastoral - "Etta Plains"

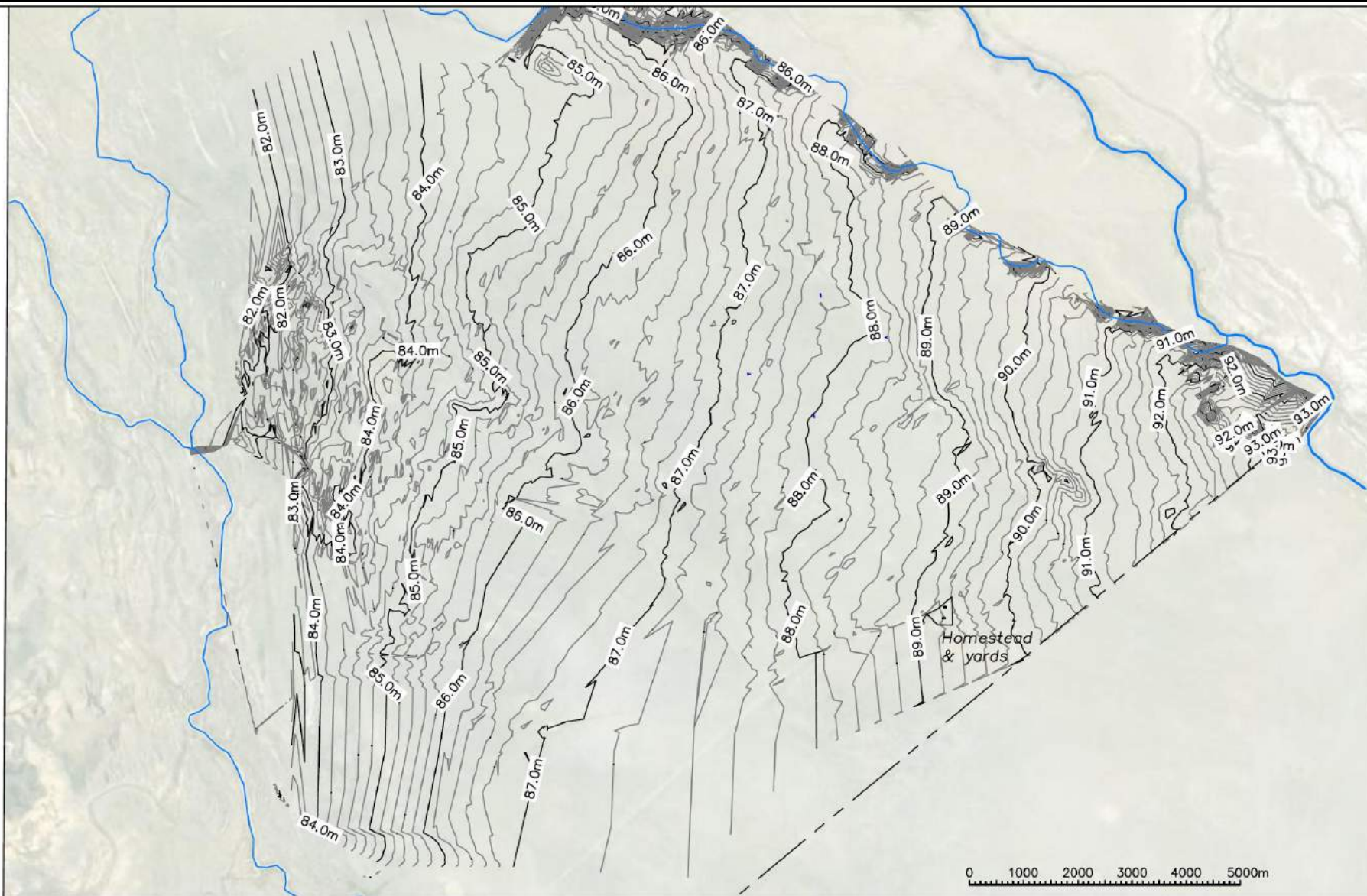
Potential Irrigation Area

Preliminary Layout

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Scale: 1= 900m (A4)
 Date: 21 October 2012
 Drawn: PAL
 Datum: MGA-54 (GDA94 Datum)
 Height: Local
 File: EP contour plan 011012.dwg



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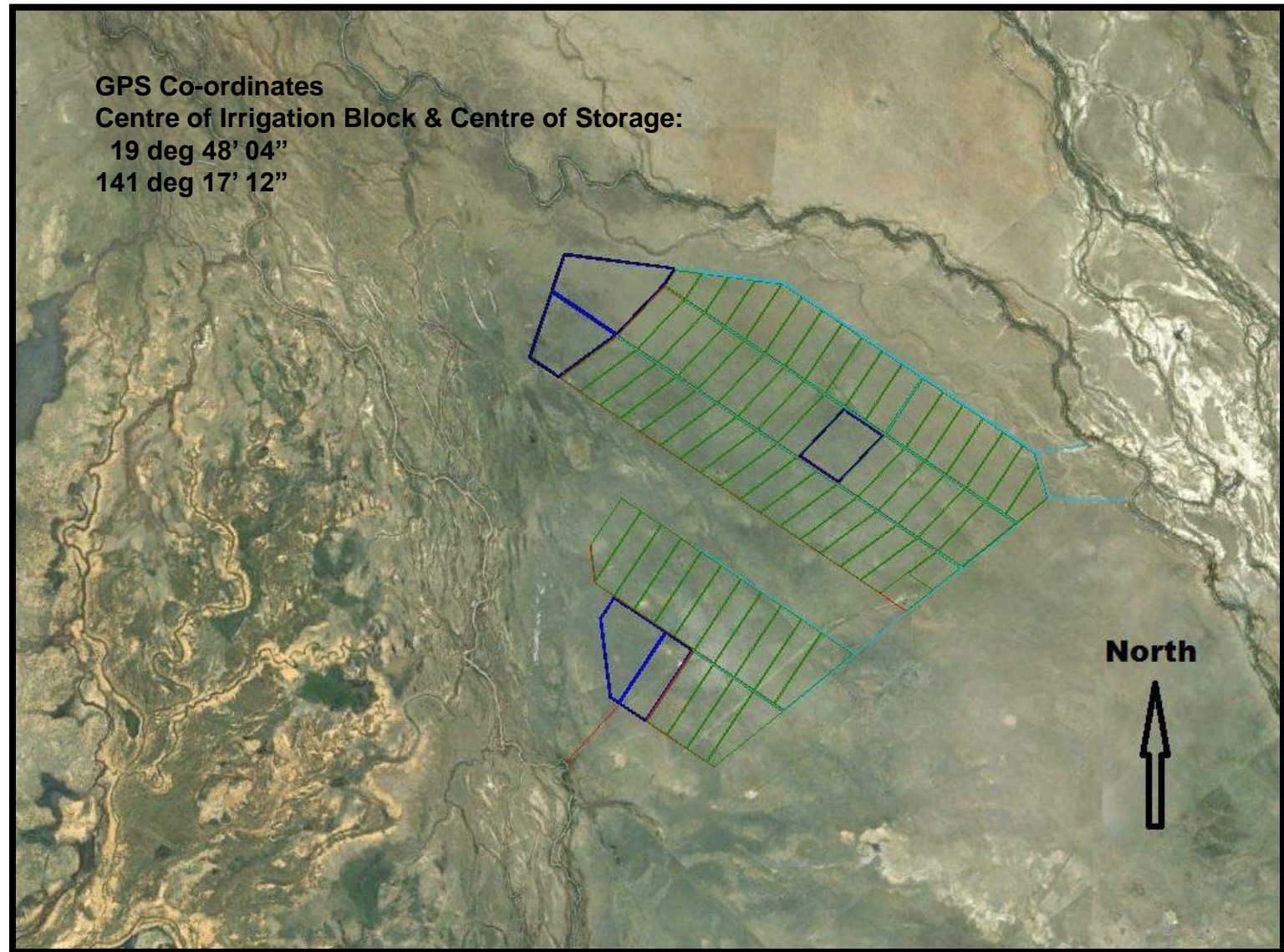
AJM Pastoral - "Etta Plains"
 contour plan
 0.20m contour interval

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Scale: 1cm = 900m (A4)
 Date: 22 October 2012
 Drawn: PAL
 Datum: MGA-54 (GDA94 Datum)
 Height: Local
 File: EP contour plan 011012.dwg

Development Overlay on Google Earth





Surveying



Development Site surveyed to a 200m Grid
Using:

- Trimble SCS900 Site Controller Software
- Trimble SPS882 Glonass Smart Antenna
- Trimble SPS852 Glonass Base Station



Farm Designed by:

Peter Leeson Pty Ltd

- Peter Leeson
- Russell McKeowen RPEQ (Registered Professional Engineer of Qld)



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Surveying by:

Orlmyne Contracting

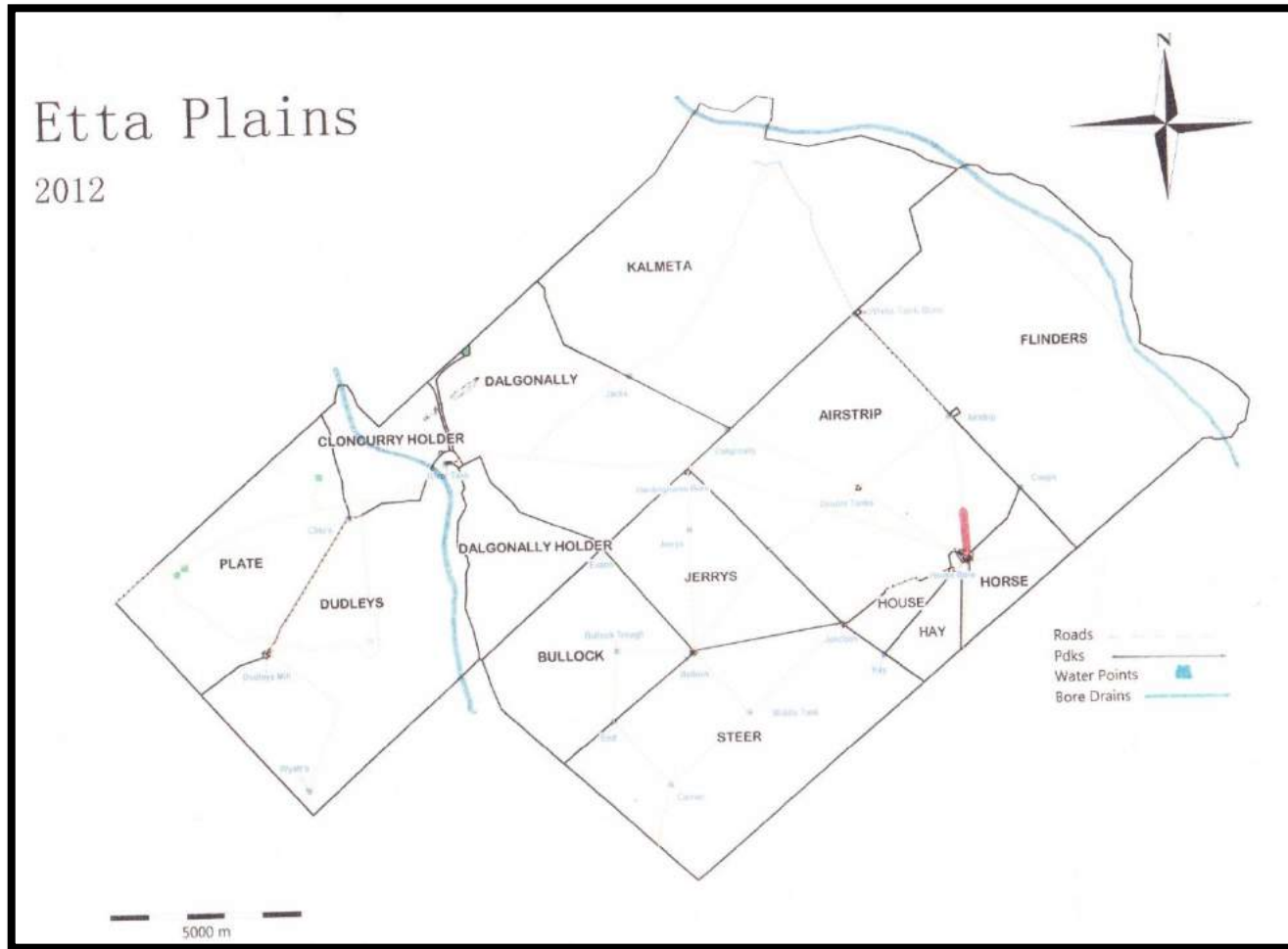
- Sandy Mintram



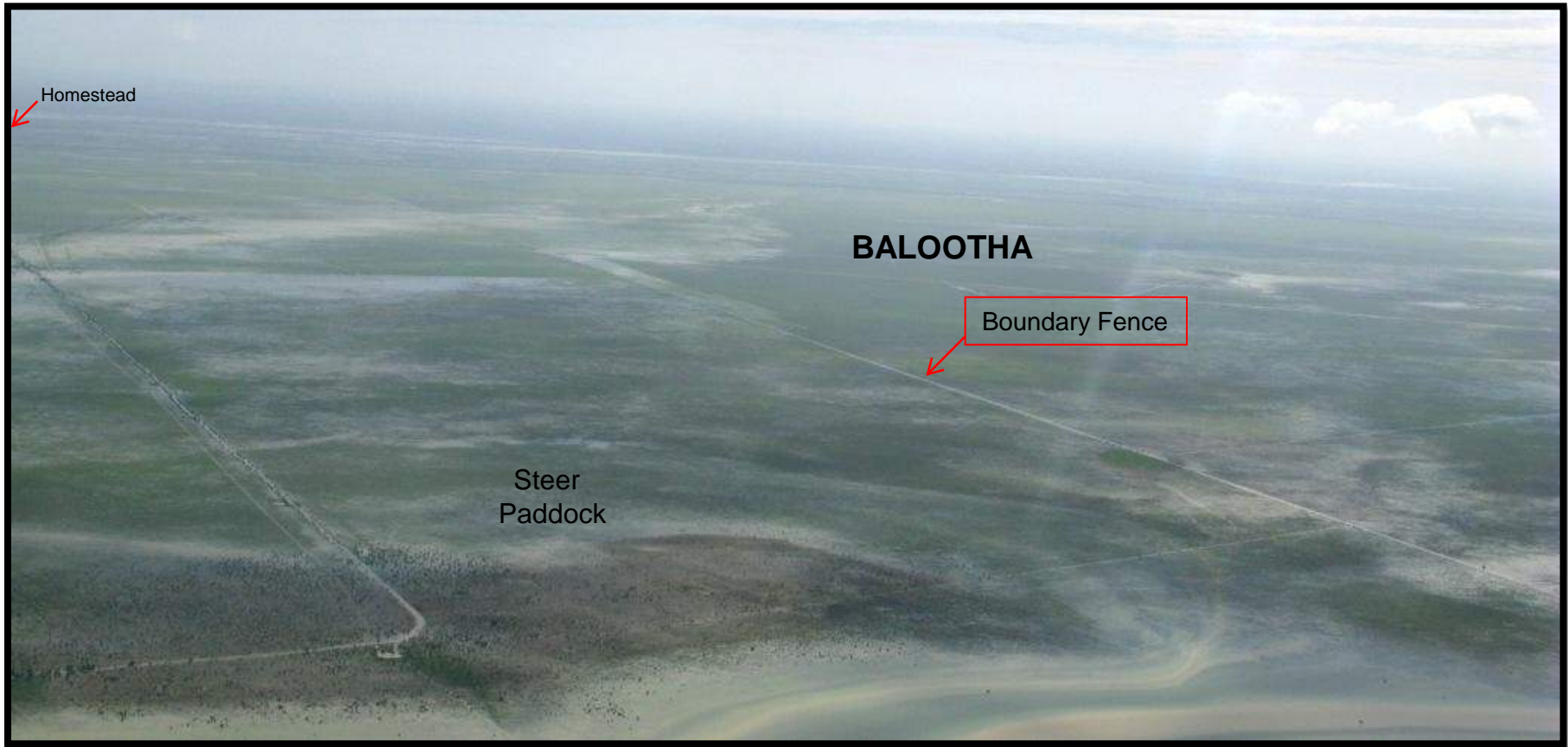
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Current Property Configuration



Homestead on top left, flying over the Cloncurry river looking back to the east.
Boundary Fence 'Balootha'





Homestead looking towards the west
during 2009 flood (3 inches of water max).



Kalmeta Paddock looking to the west (Cloncurry River – Tree Line on horizon).
Taken during 2009 flood. Three inches of water over Downs Country.





Jerrys Paddock



Mitchell Grass Downs Country

Horse Paddock (600Acres)

- Shows 200Acres cut
- Producing 15000 3 x 4 Round Bales



Present owners are successful cattle producers in North West Queensland. They have recognised that this particular property (Etta Plains), one of a number they own, has significant irrigation and farming potential. They applied for a water allocation and licence in the first round of the Queensland Government's review of the Water Resource Plan, and were successful in being granted 32000 megs. The present owners have also acknowledged that they are specialist cattle producers, not farmers or irrigators and hence the property is on the market. It is a high quality property with excellent soils and water availability, in a region that is on the verge of becoming a new growth and development area. Both the Australian Federal Government and the Queensland State Government are promoting agriculture as a growth pillar for the economy, and both have identified Northern Australia as an area to invest in.

Vendors have established that they are prepared to negotiate on different options with the purchase of this property, which may be suitable to both parties.