

Hamalet

1410 Loombah Road
Bournewood NSW 2868

Owner freehold:21398

Legal: 49/7532228

161.9ha

24 km from Wellington and 20km from Yeoval. Both good bitumen roads.

Level to slopes red basalt. Extensive dams, contour banks and flumes built in the 1980s. Well watered with about 10 dams, frontage to Curra Creek and a good quality bore. Has not been cropped for over 12 years.

Timber: box. kurrajong and gum. Peppermints and kurrajong in house paddock.

Improvements

Fencing fair to good newer installed by Soil Con

About 10 dams

Large woolshed/storage/hayshed – 2 stands

Machinery shed

2 medium sized silos

House: Circa 50s. 2/3 bedrooms. Partially renovated. Open fireplace.

Cypress pine lined

Enclosed front verandah

Front deck needs repair

Satellite and foxtel dishes

Top paddockes overlook Catambol Range and Mount Catompal.

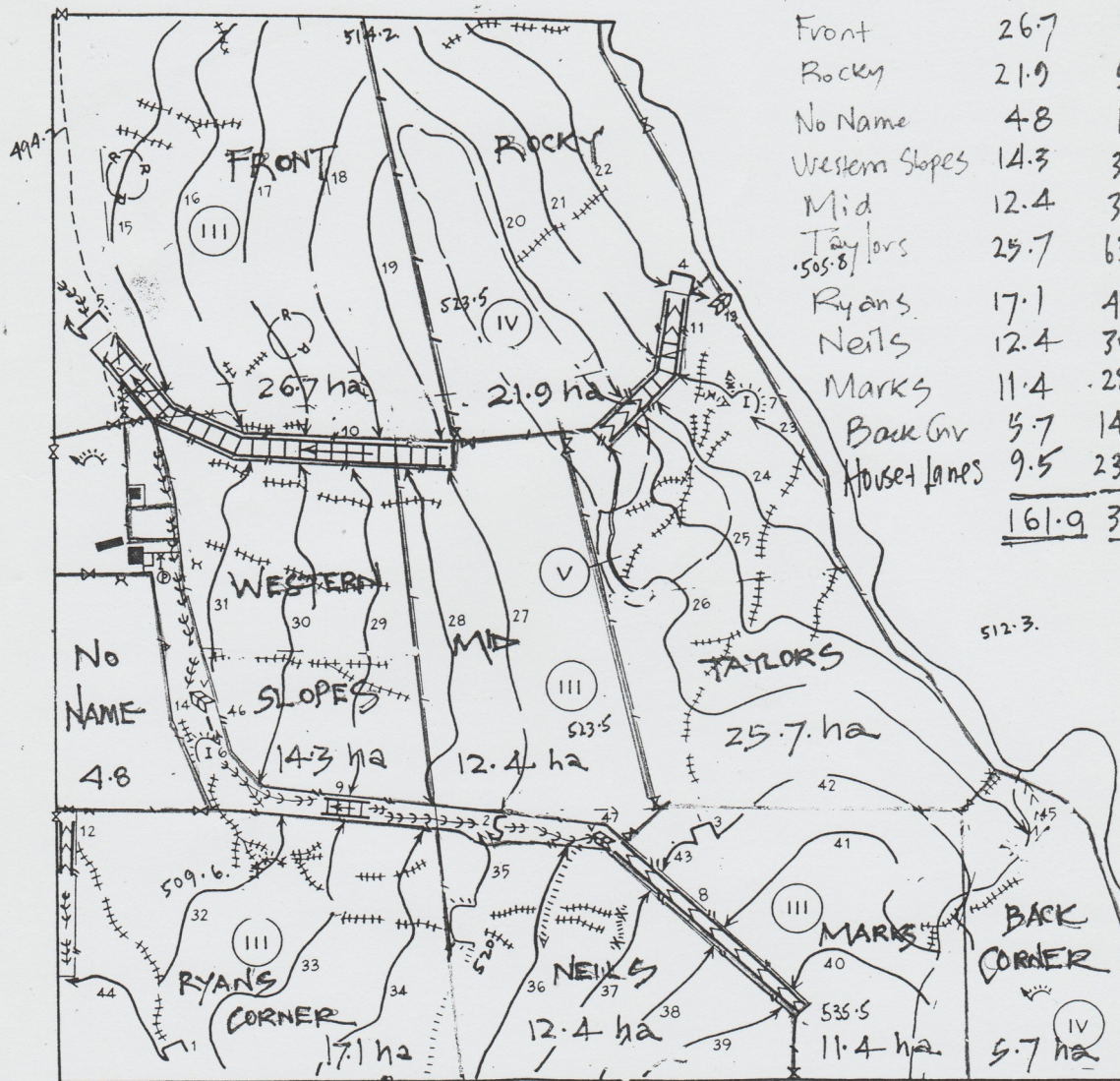
Currently leased to neighbour at \$3536/quarter. Lease due at end of this year.

HAMALET

WELLINGTON RUN 4 0059
51-63 NSW 4287

Lot 49 DP 753228
Pin Catumbal
WELLINGTON

Area 161.9 ha.



	ha	acr
Front	26.7	65.1
Rocky	21.9	54.1
No Name	4.8	11.8
Western Slopes	14.3	35.2
Mid	12.4	30.6
Taylor's	25.7	63.5
Ryans	17.1	42.2
Neils	12.4	30.6
Marks	11.4	28.2
Back Gr	5.7	14.1
House Lines	9.5	23.5
Total	161.9	399.1

About 1:125

540

LAND CLASSIFICATION		SOIL CONSERVATION PRACTICES
SUITABLE FOR REGULAR CULTIVATION	(III)	Structural soil conservation works such as graded banks waterways and diversion banks, together with soil conservation practices such as conservation tillage or adequate crop rotation.

LEASE BETWEEN

David John Hornby

Hamalet

1410 Loombah Road

Bournewood NSW 2868 (The Lessor)

And

Mr Leslie Ryan

Paschendale

Loombah Road

Bournewood NSW 2868 (The Lessee)

Of the property known as Hamalet, Loombah Road Bournewood being folio identifier 49/753228.

About 161.9 hectares for a period of one year commencing 1 January 2014.

The rent is payable as follows:

\$3536 on 1 January 2014

\$3536 on 1 April 2014

\$3536 on 1 July 2014

\$3536 on 1 October 2014

The lessor is responsible for:

1. Half shire rates payable to Wellington Council for the year 2014 when due
2. The provision of the subject property for grazing and grazing crop purposes only. Excluding house and cartilage.

The lessee is responsible for:

1. Half shire rates payable to Wellington Council for the year 2014 when due
2. Land and stock charges due to the Dubbo Rural Lands Protection Board for the term of the lease.
3. The maintenance and repair of all fences, gates, buildings (other than the house), yards, silos, plant and equipment as required and necessary under good management practice.
4. The control and eradication of all noxious weeds and animals as required under good husbandry, management practice and/or as required by any government or council order.

Signed by:

David John Hornby (the lessor)..... Date:.....

And

Leslie Ryan (the lessee):.....Date.....