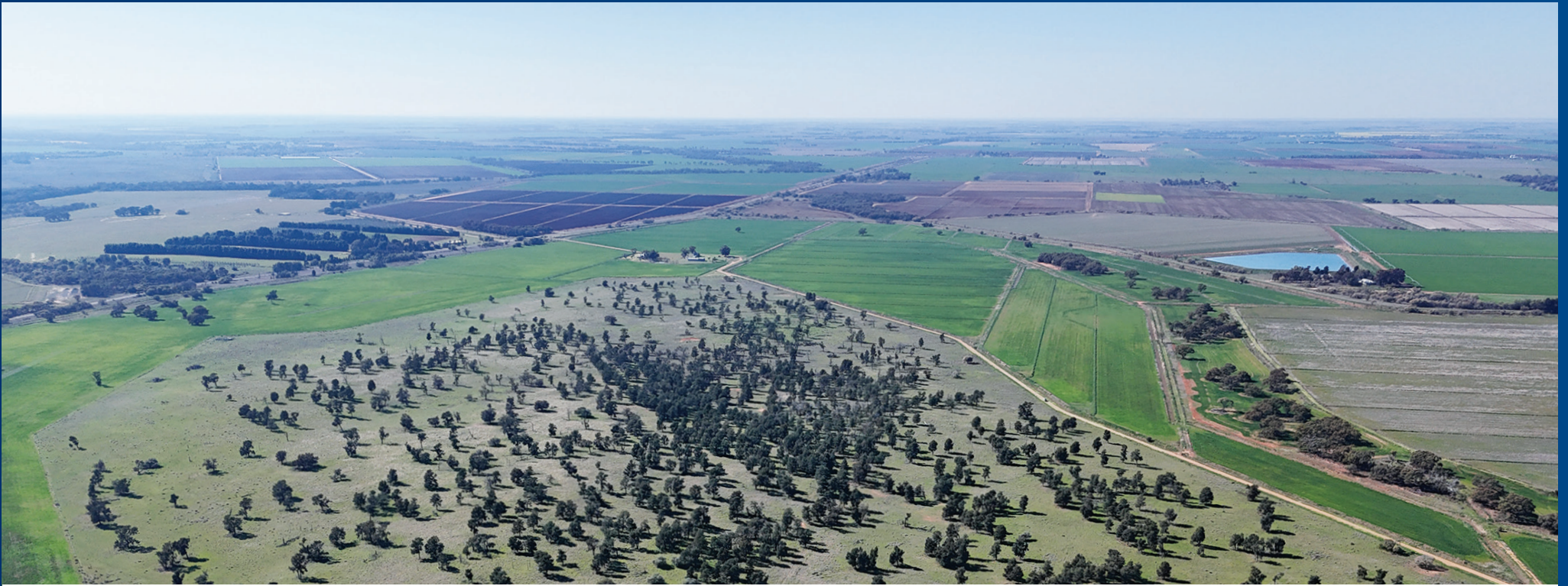


“Fairlie Grange” Aggregation





Mixed Broadacre Irrigation, Grazing and Cereal Production – Coleambally NSW And Associated Coleambally Irrigation Co-operative Limited Delivery Entitlements

Comprising:	Farm 205 "Fairlie Grange"	347 Fairlie Grange Road	219HA (541 acres)
	Farm 201	310 Fairlie Grange Road	217HA (537 acres)
	Farms 219 and 2001	461 Four Corners Road	358HA (885 acres)
	Farm 2006	Rogart Road	245HA (602 acres)

3576 CICL B Class (General Security) Delivery Entitlements



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EXECUTIVE SUMMARY

Mannes Agencies is pleased to offer the “Fairlie Grange” Aggregation. This portfolio of properties is located in the highly regarded and tightly held Coleambally Irrigation Area.

The aggregation is suited to a wide range of productive pursuits from permanent plantings or intensive irrigated summer cropping including cotton through to mixed irrigated farming and livestock production.

An extensive list of improvements is provided in this document including homestead, shedding, grain storage, livestock handling, fencing, livestock and domestic water, irrigation water supply, regulation, recycling and drainage.

CICL B Class (General Security) Delivery Entitlements form an integral part of the current owners’ water strategy as with most CICL irrigators’ portfolios. Further detail on these Delivery Entitlements is also provided.



EXECUTIVE SUMMARY – Key Features

“FAIRLIE GRANGE” Farm 205 – 347 Fairlie Grange Road – 219HA (541 acres)

- Historic 4 Bedroom homestead and outbuildings constructed prior to irrigation development
 - Large machinery shed, shearing shed, cattle yards, fencing, silos, stock & domestic bore
 - Approx. 162HA landformed – constant grade bankless channel
 - Approx. 41HA landformed (structures removed)
 - Mix of highly productive heavy clay and clay/loam soils
 - 2 x 15ML/Day CICL FlumeGate® Outlets
 - Irrigation water recycling infrastructure (unequipped)
 - Approx. 190HA sown to wheat 2024 can be included by negotiation
-

Farm 201 – 310 Fairlie Grange Road – 217HA (537 acres)

- 3 Bedroom brick veneer home requiring extensive renovation
- 2 Large machinery/workshop sheds, older sheep yards, fencing
- Approx. 162HA landformed – constant grade bankless channel and high flow border check
- Approx. 30HA landformed (structures removed)
- Mix of highly productive heavy clay and clay/loam soils
- 30ML/Day CICL FlumeGate® Outlet
- Large capacity recycled water storage and re-supply earthworks (unequipped)
- Approx. 190HA sown to wheat 2024 can be included by negotiation

Farms 219 and 2001 – 461 Four Corners Road – 358HA (885 acres)

- 4 Bedroom homestead in fair condition
 - Machinery/workshop shed, steel cattle yards, silos, fencing, stock water
 - Approx. 160HA landformed – constant grade bankless channel
 - Approx. 27HA landformed (structures removed)
 - Approx. 43HA level dryland cropping
 - Approx. 100HA sandy pine rise, fenced
 - Mix of highly productive heavy clay and clay/loam soils
 - 30ML/Day CICL FlumeGate® Outlet
 - Large capacity recycled water storage and re-supply system
 - Approx. 195HA sown to wheat 2024 can be included by negotiation
-

Farm 2006 – Rogart Road – 245HA (602 acres)

- Boundary fencing
- Approx. 120HA landformed (structures removed)
- Approx. 99HA irrigable on natural contour
- Mix of highly productive heavy clay and clay/loam soils
- 15ML/Day CICL FlumeGate® Outlet
- Approx. 160HA sown to wheat 2024 can be included by negotiation

"Fairlie Grange" Aggregation

Aggregation Map

Farms 219/2001



HISTORY

The vendors have compiled the holding through strategic purchases since acquiring “Fairlie Grange” in 1984. Rice, beef and cereals were produced in the early years prior to a later transition to solely cereal cropping.

The homestead and outbuildings on the “Fairlie Grange” title are unique in the district as they were built circa 1905 as the original “Fairlie Grange” Station Homestead prior to the district being developed for irrigation.

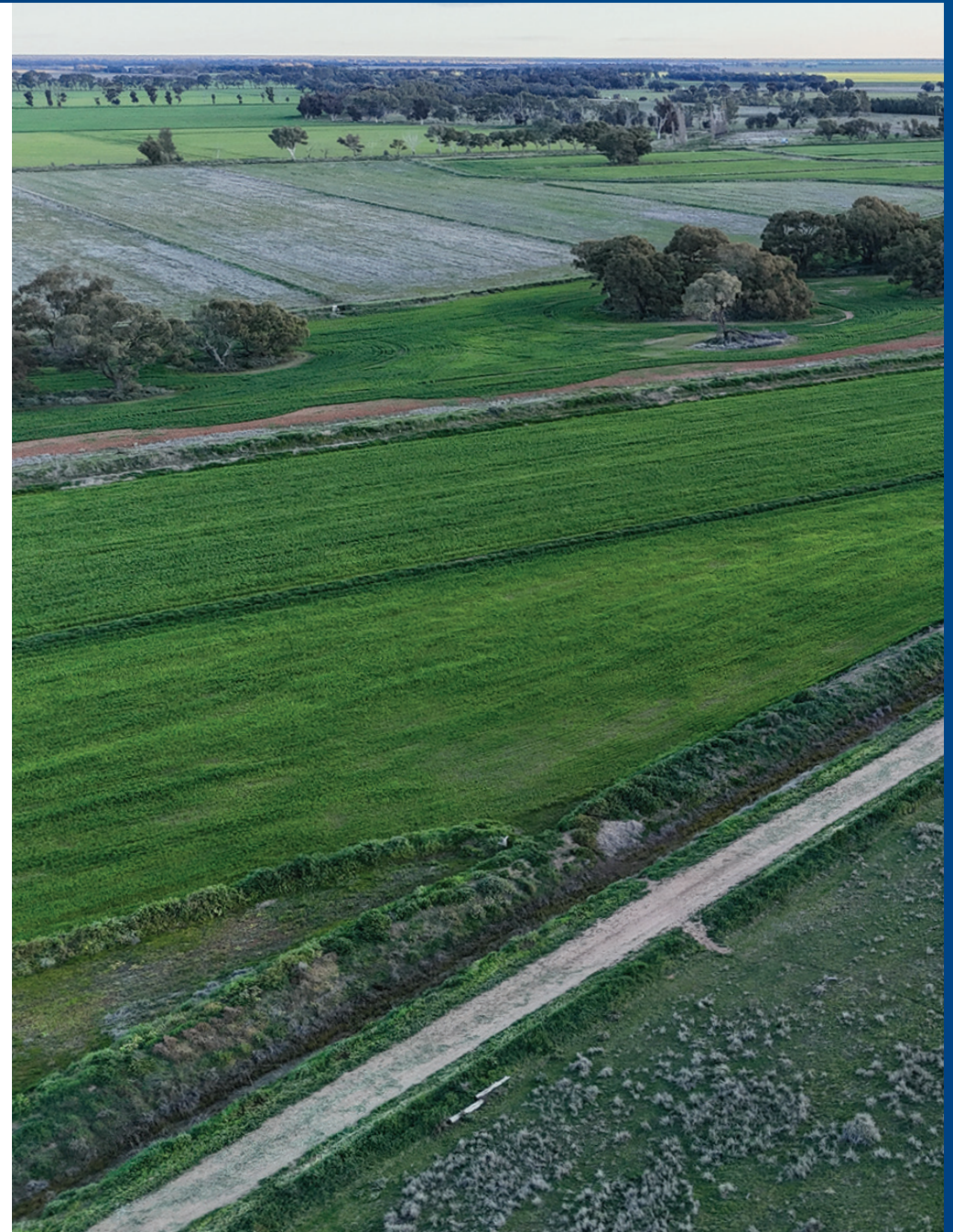
The vendors are now looking forward to retirement and are offering the aggregation for genuine sale.



LAND AND TITLES

The offering consists of 4 distinct parcels as detailed below.

PARCEL	TITLE REF	ADDRESS	AREA (HA)
Farm 205 "Fairlie Grange"	LOT126/DP756488	347 Fairlie Grange Road	219
Farm 201	LOT114/DP756458	310 Fairlie Grange Road	217
Farm 219 & 2001	LOT297/DP750883	461 Four Corners Road	358
	LOT2/DP576728		
	LOT104/DP756458		
	LOT108/DP756458		
Farm 2006	LOT2/DPI137623	Rogart Road	245
	LOT1/DPI255474		
	LOT1/DPI256404		
	LOT5/DP654098		



LOCATION AND DISTRICT

Farm 205 "Fairlie Grange" has served as the base for the aggregation and is located approx. 18km South West of the Coleambally township on Fairlie Grange Road. The entrance to Farm 201 is adjacent on the northern side of Fairlie Grange Road.

Farm 2006 is separated by the CICL drainage channel on the southern corner of Farm 205. The parcel is accessed via Rogart Road, the entrance is 21km from Coleambally.

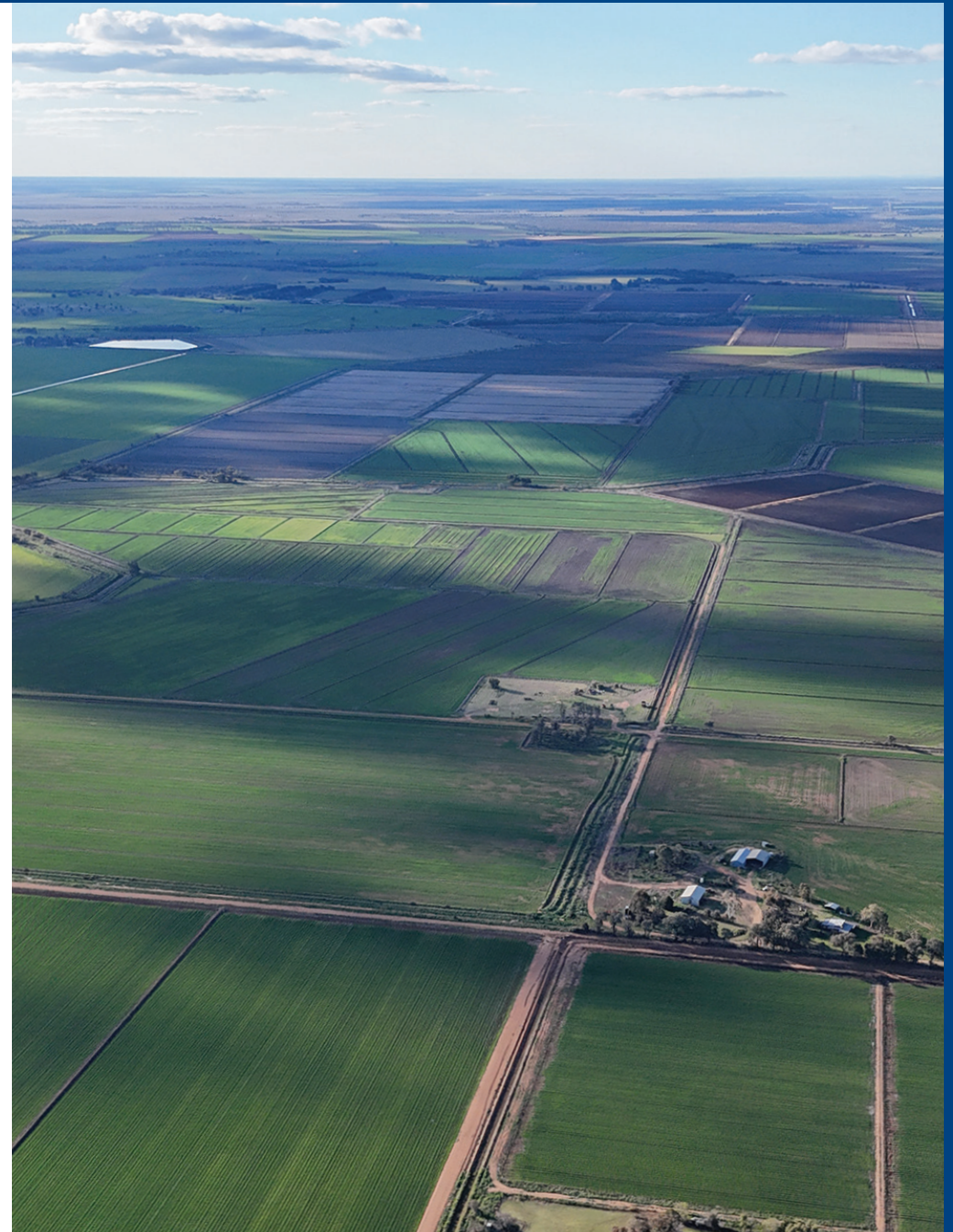
Farms 219 and 2001 and are located some 11km North of Farm 205 via Fairlie Grange, Hannabus and Four Corners Roads. The entrance to this parcel is 15km South West of the Coleambally township on Four Corners Road.

The Coleambally area is highly regarded for its irrigated agriculture industry. Commodities including rice, corn, soybeans, cotton, wheat, barley, oats, oil seeds, various legumes, fruit, vegetables, tree nuts, poultry, beef, lamb and wool are produced.

The Coleambally township supports two (2) schools, a general practitioner, churches, sporting clubs, a small shopping centre, hotel, club, and numerous businesses supplying and supporting the local agribusiness sector. Major centres of Griffith, Albury and Wagga Wagga are easily accessible.

Livestock markets are numerous within 200km of the properties, foremost being Wagga Wagga, Barnawartha (Wodonga) and Griffith. Processing facilities are also accessible at Wagga Wagga, Cobram, Deniliquin, Wodonga and Wangaratta. Major feedlots are located at nearby Tabbita, Yanco and Conargo.

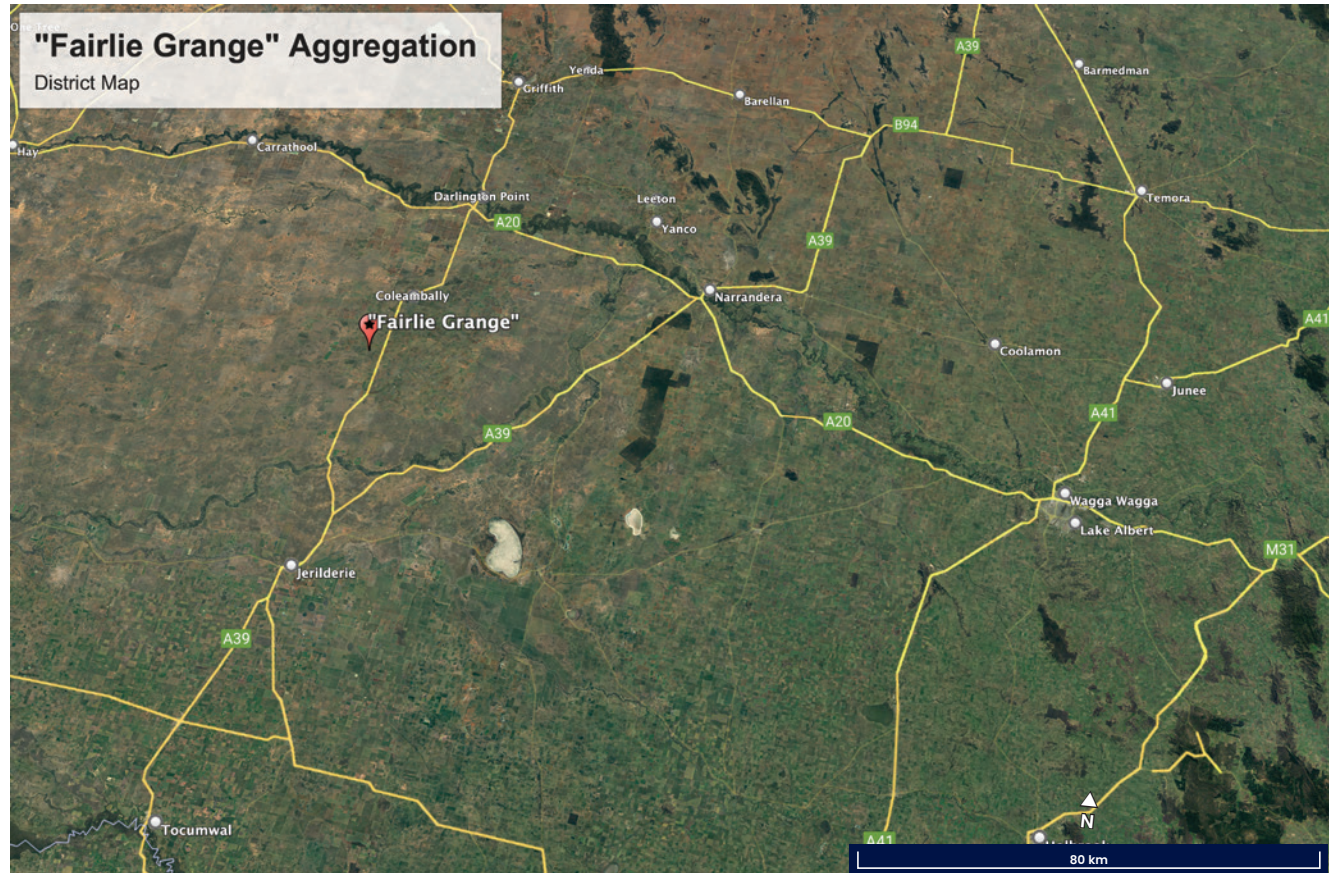
Multiple grain receival points at Coleambally are the nearest to the properties with many more within 100km. Cotton is processed at Whitton, Carrathool and Hay.



LOCATION AND DISTRICT *continued*

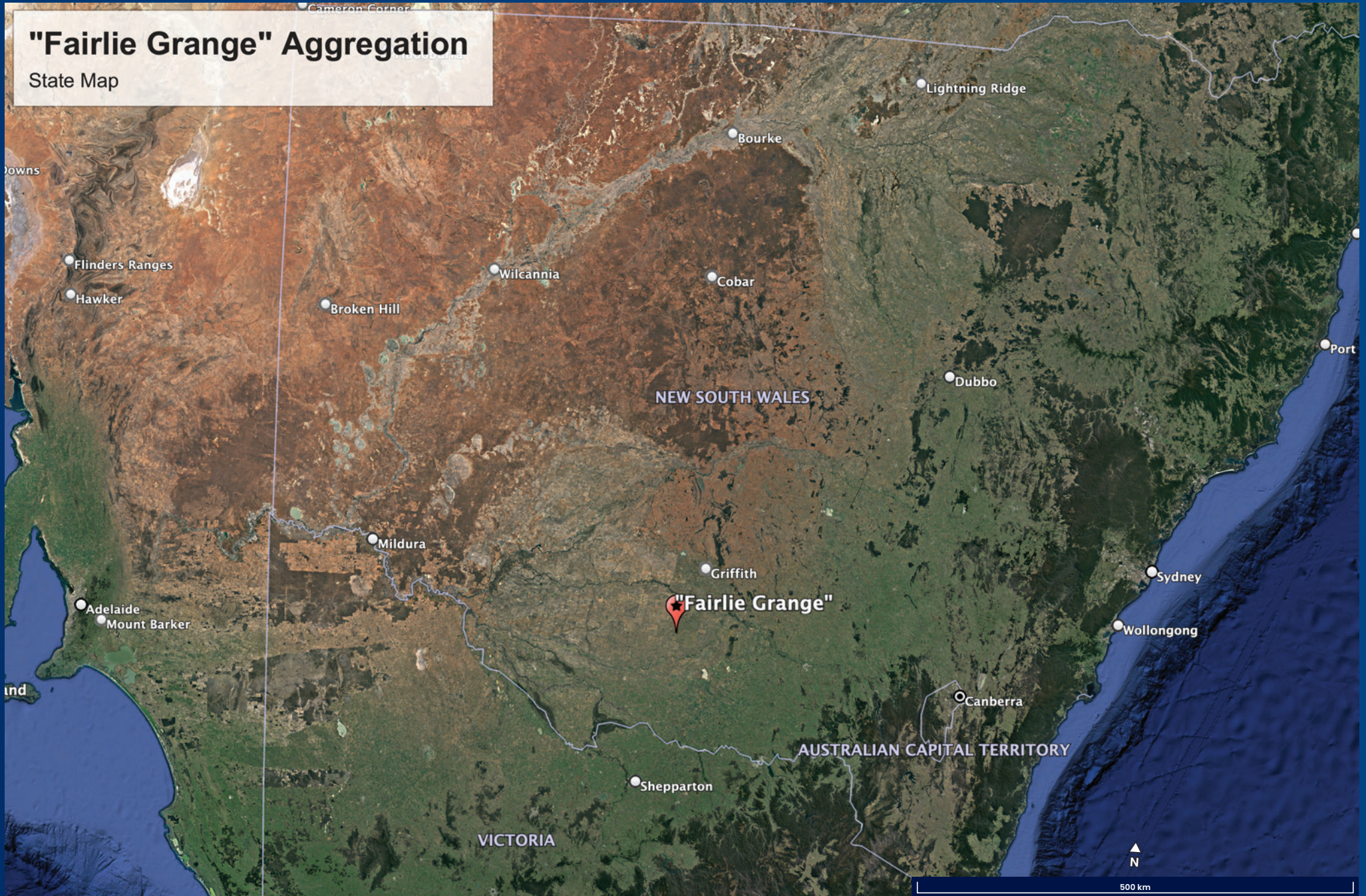
Town and Cities

Coleambally	18km
Griffith	82km
Wagga Wagga	180km
Albury	217km
Sydney	634km
Melbourne	383km



"Fairlie Grange" Aggregation

State Map



IMPROVEMENTS AND INCLUSIONS

Farm 205 "FAIRLIE GRANGE"

- Homestead – 4 Bedroom homestead constructed early 1900's. Occupied and maintained
- Numerous historic outbuildings, constructed early 1900's in varying states of repair
- Machinery shed, steel, 410m² (approx.), high clearance
- Boundary fenced
- Shearing shed of original construction, minimal utility
- 2 x Elevated steel silos (approx. 30 Ton and 15 Ton)
- 2 x 15ML/Day CICL FlumeGate® Outlets
- Stock & Domestic Bore
- Approx. 162HA landformed – constant grade bankless channel
- Approx. 41HA landformed (structures removed)
- 2 x 15ML/Day CICL FlumeGate® Outlets
- Irrigation water recycling infrastructure earthworks (unequipped)
- Approx. 190HA sown to wheat 2024 can be included by negotiation



FARM 205 "FAIRLIE GRANGE"



IMPROVEMENTS AND INCLUSIONS

Farm 201

- 3 Bedroom brick veneer house, unoccupied for extended period, requires extensive works
- Machinery shed, double gable, 450m² (approx.), high clearance section
- Machinery shed, 260m² (approx.), high clearance
- Steel sheepyards, works required
- Boundary fenced
- Approx. 162HA landformed – constant grade bankless channel and high flow border check
- Approx. 30HA landformed (structures removed)
- 30ML/Day CICL FlumeGate® Outlet
- Large capacity recycled water storage and re-supply earthworks incorporating approx. 2HA earthen storage dam (unequipped)
- Approx. 190HA sown to wheat 2024 can be included by negotiation



FARM 201



IMPROVEMENTS AND INCLUSIONS

Farm 219 & 2001

- 4 Bedroom homestead, rendered cement clad construction, occupied and maintained, of original decor
- Machinery shed, 260m² (approx.)
- Steel cattle yards
- 4 x Elevated steel silos (2 x 65 Ton, 35 Ton, 7 Ton approx.)
- Boundary fenced
- Approx. 160HA landformed – constant grade bankless channel
- Approx. 27HA landformed (structures removed)
- Approx. 43HA level dryland cropping
- Approx. 100HA sandy pine rise, fenced
- 30ML/Day CICL FlumeGate® Outlet
- Large capacity recycled water storage and re-supply system
- Approx. 195HA sown to wheat 2024 can be included by negotiation



FARM 219 & 2001



IMPROVEMENTS AND INCLUSIONS

Farm 2006

- Boundary fenced
- Approx. 120HA landformed (structures removed)
- Approx. 99HA irrigable on natural contour
- 15ML/Day CICL FlumeGate® Outlet
- Approx. 160HA sown to wheat 2024 can be included by negotiation



FARM 2006



CICL DELIVERY ENTITLEMENTS

Through efficiency savings and other measures, CICL regularly offers Member Benefits of up to 10% allocation calculated on Delivery Entitlement holdings.

Historical Member Benefits:

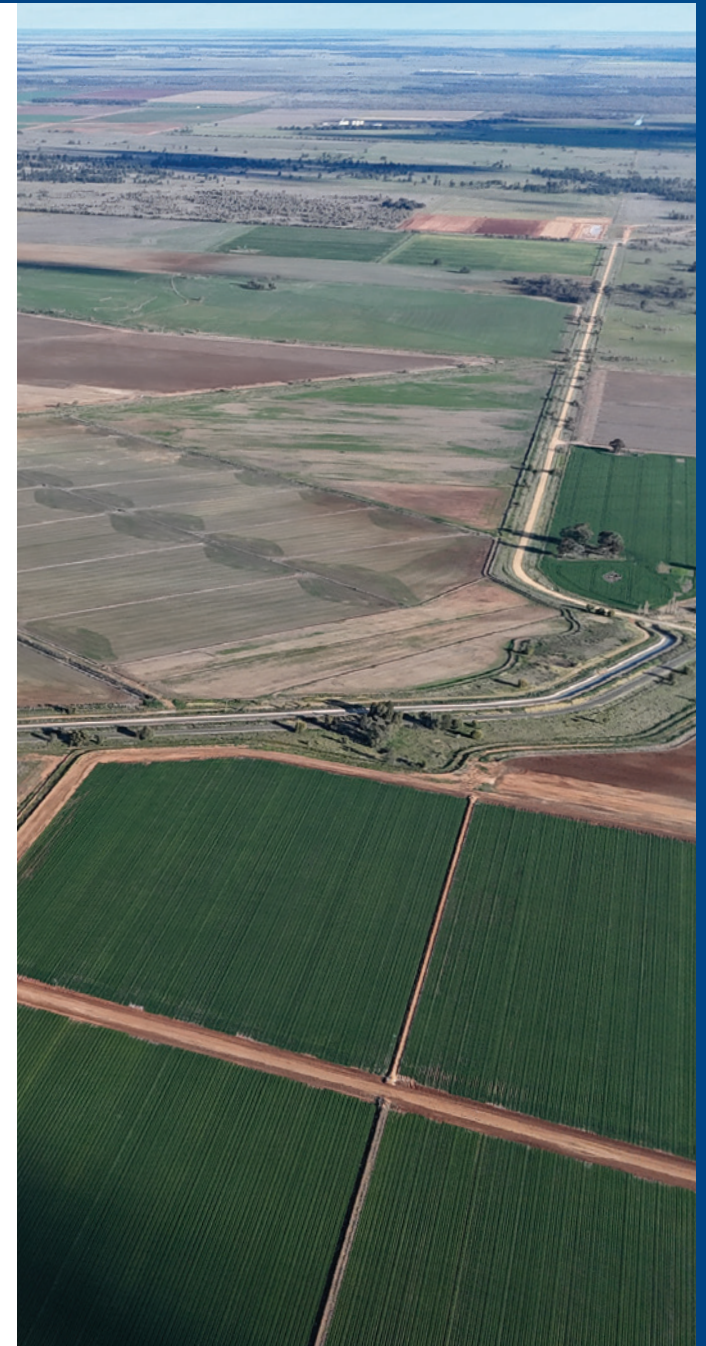
2024/25	10% of Delivery Entitlement 3 July 2024
2023/24	10% of Delivery Entitlement 3 July 2023
2022/23	10% of Delivery Entitlement 1 July 2022, 4% of Delivery Entitlement 24 November 2022
2021/22	10% of Delivery Entitlement 1 July 2021
2020/21	8% of Delivery Entitlement 3 July 2020, 6% of Delivery Entitlement 30 August 2020
2019/20	6% of Delivery Entitlement 6 July, 6% of Delivery Entitlement 23 August 2019
2018/19	10% of Delivery Entitlement 3 July 2018
2017/18	10% of Delivery Entitlement 3 July 2017
2016/17	10% of Delivery Entitlement 25 July 2016
2015/16	10% of Delivery Entitlement 28 July 2015

CICL has also allowed Delivery Entitlement holders by way of Member Offers the option to purchase further allocation at a discount to the established market price.

Delivery Entitlements allow members to use 1.1ML of annual allocation per 1 Delivery Entitlement without incurring the Fixed Charge Equivalent (1.25 x the annual CICL Fixed Access Charge).

CICL strives for price stability and affordability and has endeavoured to keep the Fixed Access Charge below the 2011 equivalent plus CPI. This is in addition to significant one-off repricing events favourable to members.

CICL requires holders to secure Delivery Entitlement holdings, the first preference is that 1 Water Entitlement is held for every 5 Delivery Entitlements. Bank Guarantees and alternative securities may also be considered.



THE SALE PROCESS

Mannes Agencies has been engaged to oversee an orderly Private Treaty sales process on behalf of the vendors.

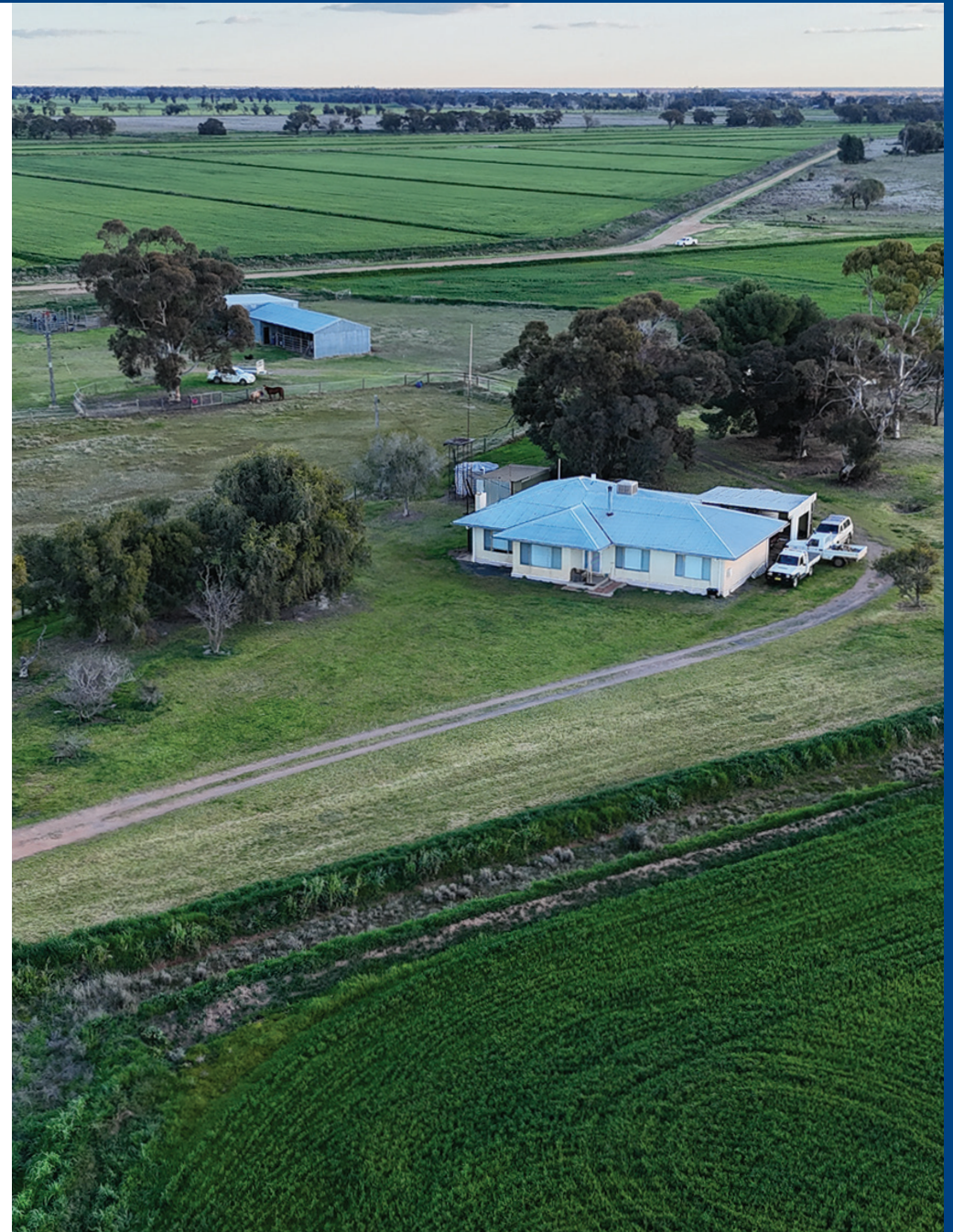
Interested parties may express interest in the land and any number of CICL Delivery Entitlements. When presenting offers to the vendors, interested parties should detail in writing the following:

- The price that they wish to offer for the land component
- The number of Delivery Entitlements they wish to purchase with the subject titles and the price offered per Delivery Entitlement
- Whether the offer is inclusive of crops
- Whether access is required prior to settlement, the vendors will consider allowing early access for agricultural pursuits in some instances
- Any further conditions on their offer

At the conclusion of the property marketing campaign, the vendors will hold an on-site clearing sale on one of the properties and provision for this will be included in the contract of sale for the subject holding.

Strong interest is anticipated and in the event that multiple offers are pending, all interested parties will be advised and the process will be conducted as follows:

- Interested parties formally advised that multiple offers will be called upon
- A nominated date will be decided (likely 7-10 days) and communicated by which offers must be made in writing to the agent
- The highest or most compelling offer to the vendors will be either accepted, or that offeror will have exclusivity in negotiation with the vendors
- In the event that a satisfactory agreement cannot be reached, other interested parties will be advised and given an opportunity to submit further offers



DISCLAIMER

This Information Memorandum (“Information Memorandum”) has been prepared by Mannes Agencies Pty Ltd. The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Mannes Agencies and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of New South Wales, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.



For more information or to arrange an inspection, please contact Anthony Mannes
0447 002 601 | anthony@mannesagencies.com.au | mannesagencies.com.au

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Accredited Member