

Finalised  Yes

Date of Valuation : 01/10/2020 Value: \$2,400,000

Property Id : 41582264 I Supporting Basis : 1900 01/10/2020 GRAZING ALL BURDEKIN

Walk The Road : 7537 Primary L/U : (65) CATTLE BREEDING & FATTENING

Property Area : 2573.4625 HA As Valued L/U : (555) CATTLE BREEDING & FATTENING (AV)

Address : MORRIS CREEK RD, HORSESHOE LAGOON QLD 4809

RPD : L3 GS4:GHPL 44/3034 & L4 GS565:GHPL 44/3017 & L23,25-28 GS3 & L17 GS67 & L22 RP891642

Owner : PLUTUS ESTATE PTY LTD AS TTE

Property Name : CORRICK PLAINS

PVM : RURAL

Land Classification	Cap	Prod	Quantity	Applied Rate	Gross Value	Net Value	Net Rate/Ha
X, CANE LANDS	1	No	85Ha [3%]	\$2,500.00	\$212,500	\$212,500	\$2,500.00
COASTAL PLAINS (DEVELOPED)	3	Yes	42Ha [2%]	\$1,144.00	\$48,048	\$48,048	\$1,144.00
COASTAL PLAINS (REMNANT)	3	Yes	970Ha [38%]	\$1,144.00	\$1,109,680	\$1,109,680	\$1,144.00
MARINE PLAINS (REMNANT)	4	Yes	388Ha [15%]	\$756.00	\$293,328	\$293,328	\$756.00
COASTAL EUCALYPT WOODLANDS (DEVELOPED)	4	Yes	40Ha [2%]	\$630.00	\$25,200	\$25,200	\$630.00
COASTAL EUCALYPT WOODLANDS (REMNANT)	5	Yes	234Ha [9%]	\$605.00	\$141,570	\$141,570	\$605.00
MANGROVES/SALT PANS (REMNANT)	50	Yes	796Ha [31%]	\$30.00	\$23,880	\$23,880	\$30.00
UNAVAILABLE	0	Yes	18.4625Ha [1%]	\$1.00	\$18	\$18	\$0.97
<b>Total Net Value :</b>						<b>\$1,854,224</b>	<b>\$720.52</b>

Productivity Allowances	Productivity Allowances Totals		
	\$0	\$1,854,224	\$720.52

Property Allowances	LOCATION			
		7.5%	+\$139,067	
	ACCESS	-1%	-\$18,542	
<b>Property Allowances Totals</b>			<b>\$120,525</b>	<b>\$1,974,749</b>

<input type="radio"/> Auto Size <input checked="" type="checkbox"/> DOLLAR VALUE <input type="checkbox"/> F: 1.22 <input type="checkbox"/> Manual Size <input type="checkbox"/> Size N/A	\$434,077	\$2,408,826	\$936.03
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Valuation Override Value :

Rounded Total : \$2,400,000 \$932.60  
 Valuation Amount : \$2,400,000 \$932.60  
 Total Head : 592  
 Overall CC 1:4.347 \$4,053.69 /Head

**Calc Notes**  
 2020 ACTION 26162949: AMALGAMATION OF WTR7537 & WTR7538/1.  
 2020 RURAL ASSURANCE PROJECT: NEW CLASS NAMES AND CARRYING CAPACITIES APPLIED. REVIEW OF ALLOWANCES.  
 LOCATION AS PER SMALL GRAZING BASIS.  
 ACCESS: FORMED EARTH AND GRAVEL WITHIN 10KM OF BITUMEN.  
 OVERHEAD POWER CONNECTED.  
 671ML SUNWATER OPEN WATER ALLOCATION FROM HAUGHTON RIVER. EX CANE LANDS ACCOUNT FOR AREA AVAILABLE FOR IRRIGATION BASED ON 8ML/HA STANDARD. APPLY \$2,000/HA FOR IRRIGABLE LAND OF THIS SIZE.  
 UNAVAILABLE ACCOUNTS FOR AREAS TAKEN BY HAUGHTON RIVER.