

## MARCH OVERVIEW

As mentioned last month with the improved seasonal conditions we have witnessed an increase in the volume of properties that are being offered for sale. A number of these properties have had very extensive marketing campaigns often resulting in limited interest being generated.

It is certainly a buyers market right now with buyers having a wide variety of properties to choose from.

There is still resistance from vendors willing to accept that the rural property market has come off the high values established in 2008 and early 2009. With buyers offering lesser values for properties and this coupled with a tightening in lending from most financial institutions has certainly led to a softening in the property market.

The auction results for March are hardly encouraging and with a similar number of properties being offered for auction in April there is no indication of any improvement in the current market.

Sale Date	Property Name	Location	Size Ha	Price	Selling Agent
3/3	Marylands	20kms north of Capella	2,236	<b>Sold at auction for \$3.1m</b>	Lloyd Hansen Elders Emerald
5/3	Karriba	Millmerran	1,963	Passed in.	Rob Tweedy Ray White Rural Goondiwindi
5/3	Narromine	80 kms Goondiwindi	1,877	Passed in	Rob Tweedy Ray White Rural Goondiwindi
5/3	Mynumie	63kms south west of Muckadilla	6,093	Passed in at \$2m. On the market at \$2.5m	Vince O'Brien Elders Roma
5/3	Widgee Lodge	Beaudesert	144	Passed in.	John Burke Elders Brisbane
12/3	Scotties Hut	24kms south west of Tambo	2,451	<b>Sold at auction \$1.43m</b>	Andrew Adcock Ray White Rural Brisbane
12/3	Myendetta	30kms west of Charleville	16,261	<b>Sold prior to auction.</b>	Bruce Douglas Ray White Rural Brisbane
12/3	North Delta	23kms east of Barcaldine	31,018	<b>Sold at auction \$5.5m</b>	Wayne Green Ray White Rural Longreach

15/3	Thomond	Roma	2,518	Passed in at auction On market at \$750,000	Robert Brown Watkins & Co Roma
17/3	Riverland	Biloela	750	Passed in at auction.	Mark Simpson Ray White Rural Biloela Gary Bishop Hourn & Bishop Moura
19/3	Waverley Park	31kms east of Goondiwindi	1,116	Passed In.	Rob Tweedy Ray White Rural Goondiwindi
26/3	Auburn Station	Chinchilla	11,466	Passed in at auction \$5.5m	Andrew Adcock Ray White Rural Brisbane
26/3	Muidart	52kms east of Clermont	8,155	Passed in at auction	Russell Lindley Ray White Rural Emerald
26/3	Neenah Park	30kms north west of Longreach	11,475	<b>Sold post auction. Undisclosed price</b>	Andrew Adcock Ray White Rural Brisbane
26/3	Kilgour	34kms east of Capella	1,983	Passed in at \$2.4m	Tim Maguire Maguires Emerald

### Private Sales

Clayton Smith Elders Goondiwindi reports the sale of “Marlow” in the North Star district. Price is undisclosed.

John Wilkinson Hoch & Wilkinson Clermont advises that Morbridge was sold after auction on the 25<sup>th</sup> March.

