

November 2008

Rural Property Report

G.J.Martin & Associates PO Box 5326 Alexandra Hills 4161. Ph 0417 002 606

November Auction Results

The results for November are disappointing with a number of properties being passed in. General feeling is that the world wide economic conditions may have had an impact with the results with many agents reporting good levels of enquiry from intending buyers only to see them sit on their hands at auction day. There is also some concern from buyers that the ability to obtain funds to purchase has also diminished.

With every rising market there will always be a correction and whilst it appears we may have "hit the wall" in November let's hope that once the Xmas season it out of the way that we start to see things pick up again, however with the world economy in tatters we are venturing into unknown territory in 2009.

Sale Date	Property Name	Location	Size Ha	Price	Selling Agent
6/11	2 Broiler Farms	Wamuran Coominya	16 235	Both passed in at auction	Mike Lennon Landmark Toowoomba
7/11	Racamba	Esk	54	Passed in at auction	Peter Douglas Ray White Brisbane
7/11	Penyrohoel	15 minutes from Gympie	421	Passed in at auction. Asking price is \$3.3m	John Bambling Ray White Rural Gympie
7/11	Oakland	Gympie	306	Sold post auction for undisclosed price	John Bambling Ray White Rural Gympie
7/11	Tomarata Lychees	25 kms east of Gympie	13	Passed in at auction. On the market at \$720k	Ted Bentley Ray White Rural Gympie
7/11	Hanging Rock	140 kms south of Charters Towers	33,900	Sold at auction for \$11.5m Inc cattle & Plant	Alan Bodman Landmark Townsville Lorin Bishop Elders Charters Towers

11/11	Linmar	10kms Chinchilla	122	Passed in at auction. Available at \$980k	Ross Murray Landmark Dalby
11/11	Rainwell	32 kms Springsure	4868	Sold at auction for \$3.2m	Cornbac Fanning Raine & Horne Springsure
12/11	Nobby Hill	10 kms Gin Gin	441	Passed in at auction	Baden Lowrie Elders Bundaberg
14/11	Wendland Olives	1 hour Toowoomba	259	Passed in. Seeking offers above \$1.5m	Matt Cleary Ray White Rural Pittsworth
14/11	Bimbah East	175 kms west of Clermont	26,399	Passed in at auction for \$2.59m	Russell Lindley Ray White Rural Emerald
18/11	Noongalmara	23kms Banana	1029	Passed in. Looking for \$2.5m	Mark Simpson Ray White Rural Biloela
19/11	Greenoaks	Mitchell	5098	Passed in. Asking \$1.625m	Robert Wildermuth Ray White Rural Roma
20/11	Barkla	10 kms Charters Towers	3870	Passed in at auction. Available at \$2.8m	Gearneys Charters Towers
21/11	Kia Ora Downs	26kms south west Toowoomba	119	Passed in at auction. Available at \$1.4m	Malcolm Davison Elders Real Estate Toowoomba
21/11	Barcoola	8 kms Injune	1326	Passed in at auction.	Vince O'Brien Elders Roma
25/11	Hern Hill	40 kms north of Rockhampton	536	Passed in at auction. On the market at \$3m or available in 3 separate lots	Geoff McNamara Ray White Rural Rockhampton Richard Thomson Richard Thomson Rockhampton
27/11	Satur	Meandarra	2738	Passed in at auction. Available at \$2.1m	Ross Murray Landmark Dalby
28/11	Booerie Creek Farm	Numinbah Valley	48	Sold at auction for \$1.95m	Barry Quinn Ray White Rural

I hope you have found these reports to be of interest and use. I wish you all a merry xmas and look forward to a prosperous 2009. I thank you all for your support and information during the year and look forward to doing it all again next year.

