

October 2009

Rural Property Report

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October Auction Results

It's been a while since we produced a market report however with most sales in recent months being passed in with no interest shown we did not want to produce a number of negative reports that would make us all depressed.

Having said that it appears that there is activity back in the market place with sales beginning once again to take place as new values are set for certain classes of property. It is still tough out there but there appears to be some light at the end of the tunnel. What's desperately needed is some good widespread soaking rains, but as they say every day we should be getting closer.

Sale Date	Property Name	Location	Size Ha	Price	Selling Agent
2/10	Inglestone 1 Inglestone 2 Bollon/ Dirranbandi	Inglestone & Bollon	4,041 2,025 14,357	All passed in at auction. Negotiations continue	Roger Lynne Ray White Dalby Gary Varidel Midwestern Properties Toowoomba
13/10	Bodalla	130 kms Charters Towers	30,150	Passed in at auction	Lorin Bishop Elders Charters Towers
15/10	Walton Downs	42 kms east of Clermont	3,495	Sold at auction \$5,055,000	Lloyd Hansen Elders Clermont John Wilkinson Hoch & Wilkinson Clermont
16/10	Killoran	27 kms south west of Injune	2,866	Sold before auction for undisclosed price	Vince O'Brien Elders Roma
16/10	Inverness	20 kms Blackall	22,583	Sold at auction for \$14m	Andrew Adock Ray White Rural Brisbane
16/10	Malvern Hills	35 kms west of Blackall	36,949	Passed in at \$11m. Negotiations continuing	Andrew Adcock Ray White Rural Brisbane

16/10	Allambie	28kms north of Blackall	13,131	Passed in at \$5m Negotiations continuing	Andrew Adcock Ray White Rural Brisbane
23/10	Lake Caroonna	45 kms north of Rockhampton	2,153	Passed in at auction	Richard Brosnan Ray White Rockhampton
23/10	Illawarra	22kms south east of Illfracombe	8,672	Sold at auction for \$1.8m	Wayne Green Ray White Rural Blackall
23/10	The Mount	Gayndah	275	Passed in. Seeking offers above \$1.3m	Janelle Duffin Ray White Rural Mundubbera
28/10	Belbroughton	70 kms north of Rockhampton	5,792	Sold after auction. Price undisclosed.	Virgil Kenny Elders Rockhampton
29/10	Mt Lois	Cooktown	1,243	Passed in at \$4.5m.	Dick Larkin Landmark Mareeba
29/10	Kilcummin- Cawildi	7kms west of Dirranbandi	11,206	Passed in at auction	Andrew McCallum GDL St George Steve Burnett DPA Dirranbandi
29/10	Armagh	60kms south of Bollon	18,374	Passed in at auction.	Prue Christmas GDL St George Steve Burnett DPA Dirranbandi
31/10	Limberlost	10 kms Bell	384	Passed in at auction. Available at \$1.280m	Mick Cuskelly Elders Dalby

I trust you find this report of interest as always if you have any sales that we have not covered in this report please let me know and we will use them in our report next month.

