

September 2008

Rural Property Report

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August Auction Results

The number of properties offered for auction in September are back on numbers than previous months, however the overall success rate was once again reasonably strong depending on the property and the location.

There have been a number of reported private sales that have taken place for the month. **Clayton Smith of Elders Goondiwindi** reports of having several sales negotiated privately. **Chris Todd of Colliers Brisbane** reports that he and **Bill Cooper of Western Livestock** have successfully sold **Mallawa** at Moranbah for \$8m for the 11,484 hectare property. **Danny Bukowski of Ray White at Beaudesert** whilst not rural reports of a successful auction of industrial land at Beaudesert with the 2002m² block selling at auction for \$600,000. Further west **Brendan Devine of Elders St George** has also been busy with the private sales of **Venture & Boxwood, Kurrajong and Moonie Ponds** all under contract.

Sale Date	Property Name	Location	Size Ha	Price	Selling Agent
4/9	Carisbrooke Station	Winton	19,938	Passed in at auction	Tom Brodie Brodie Agencies Winton
9/9	Clover Downs	80 kms south of Cunnamulla	125,295	Passed in at auction for \$19. Available at \$23m	Geoff Hickson Landmark Toowoomba
9/9	Thylungra	116 kms north west of Quilpie	281,556	Passed in at auction for \$10. Reportedly sold in October for in excess of \$10m	Geoff Hickson Landmark Toowoomba
17/9	Lilyvale	On the NSW border	505	Passed in at auction at \$3.2m. Asking \$3.5m	Andrew Williams Elders Warwick
19/9	Guppies	12 minutes from Tara	1154	Passed in at auction for \$850,000. Asking offers above \$1m	Roger Lynne Ray White Dalby

26/9	Territt	16kms south of Dalby	816	Passed in at auction for \$5.950m.Sold post auction for a higher figure. Price has not been disclosed.	Roger Lynne Ray White Dalby
26/9	Shirbar	23 kms east of Thallon	7196	Passed in at auction post auction discussions taking place.	Brendan Devine Elders St George
26/9	Chritmas Creek Properties	Christmas Creek via Beaudesert	111 71 108	Sold at auction for \$1.2m Sold at auction for \$880,000. Passed in at auction and now available at \$895,000	Danny Bukowski Ray White Beaudesert