Nutrien Harcourts

Information Memorandum

FOR SALE

"Carl's" & "Ashley's"

FOR LEASE

"Whitegum Gully"

Woolocutty & West Holleton WA 6369





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Nutrien Harcourts WA | William Morris 0448 415 537



Introduction

This mixed farming opportunity is situated in the Eastern Wheatbelt region of Western Australia and has been a highly productive enterprise beginning in the 1950's. The portfolio has been aggregated, owned and operated by the Ashmore family with significant investment placed into improving soil quality and farm efficiencies since acquision.

The portfolio represents a long standing presence in the region, commencing with the purchase of “Carl’s” in the late 1950's. Following this “Whitegum Gully” was acquired in 1977, marking a significant addition, before purchasing “Ashley’s” in 2019 after it was leased by the Ashmore family for 17 years.

EXECUTIVE SUMMARY

01 Established mixed farming enterprise in the Eastern Wheatbelt region, with sustained investment in soils and farming efficiencies.

02 Parcels totalling 4,715.69 hectares or (11,652.70 acres): “Whitegum Gully”, “Carl’s” & “Ashley’s ”

03 Approximately 3,890 hectares arable;
1,526 ha at “Whitegum Gully” (excluding 115 ha),
1,205 ha at “Carl’s”; and
and 1,159 ha at “Ashley’s”.

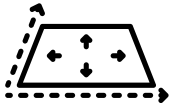
04 Secure water supply from 18 strategically located catchment dams and 3 bores, supporting year-round mixed farming operations.

05 Improvements include a dwelling, general purpose shedding, livestock holding yards, grain silo storage, and holding tanks.

06 Gently undulating Wheatbelt country with productive soils, multiple road frontages and 317 mm average annual rainfall.

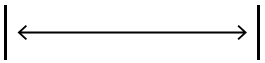


PROPERTY OVERVIEW



Area

Total land area of 4,715.69 hectares or 11,652.70* acres



Road Frontage

Multiple road frontages providing key internal and boundary access



Services

Well supported by essential services, providing convenience and functionality



Addresses

“Whitegum Gully”, 1314 Calzoni Road
“Carl’s”, 3564 Wogarl East Road
“Ashley’s”, 1387 Calzoni Road



Zoning

All titles zoned ‘Farming’ as per the Shire of Narembeen Local Planning Scheme No. 2



Water

Secure water source including eighteen catchment dams and 3 bores



LAND USE

The holdings present a well balanced mixed farming enterprise. Currently being operated as a versatile broadacre cropping and a well established livestock program.

The 2026 cropping program has been planted to the following:

"Carl's"

155 hectares of Wheat & 511 hectares of Barley

"Ashley's"

451 hectares Wheat & 150 hectares of Hay

"Whitegum Gully"

301 hectares of Wheat & 529 hectares of barley

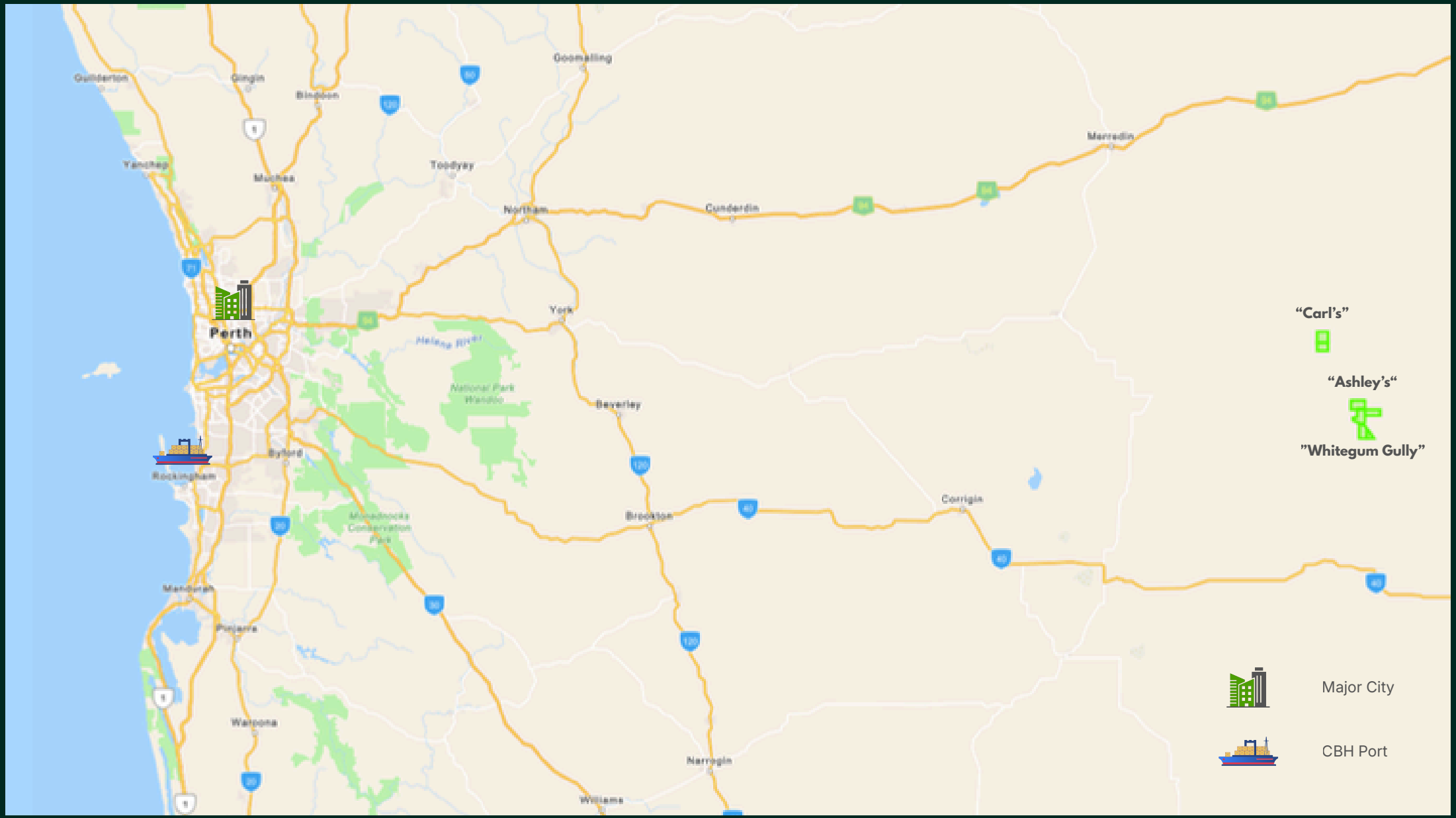
Whilst the livestock operation comprises approximately 90 cows in each block along with their calves and 3 bulls. The program produces and sells 200* high quality weaners annually, providing a consistent and reliabe income stream.

This diverse production program provides excellent flexibility across seasonal conditions.

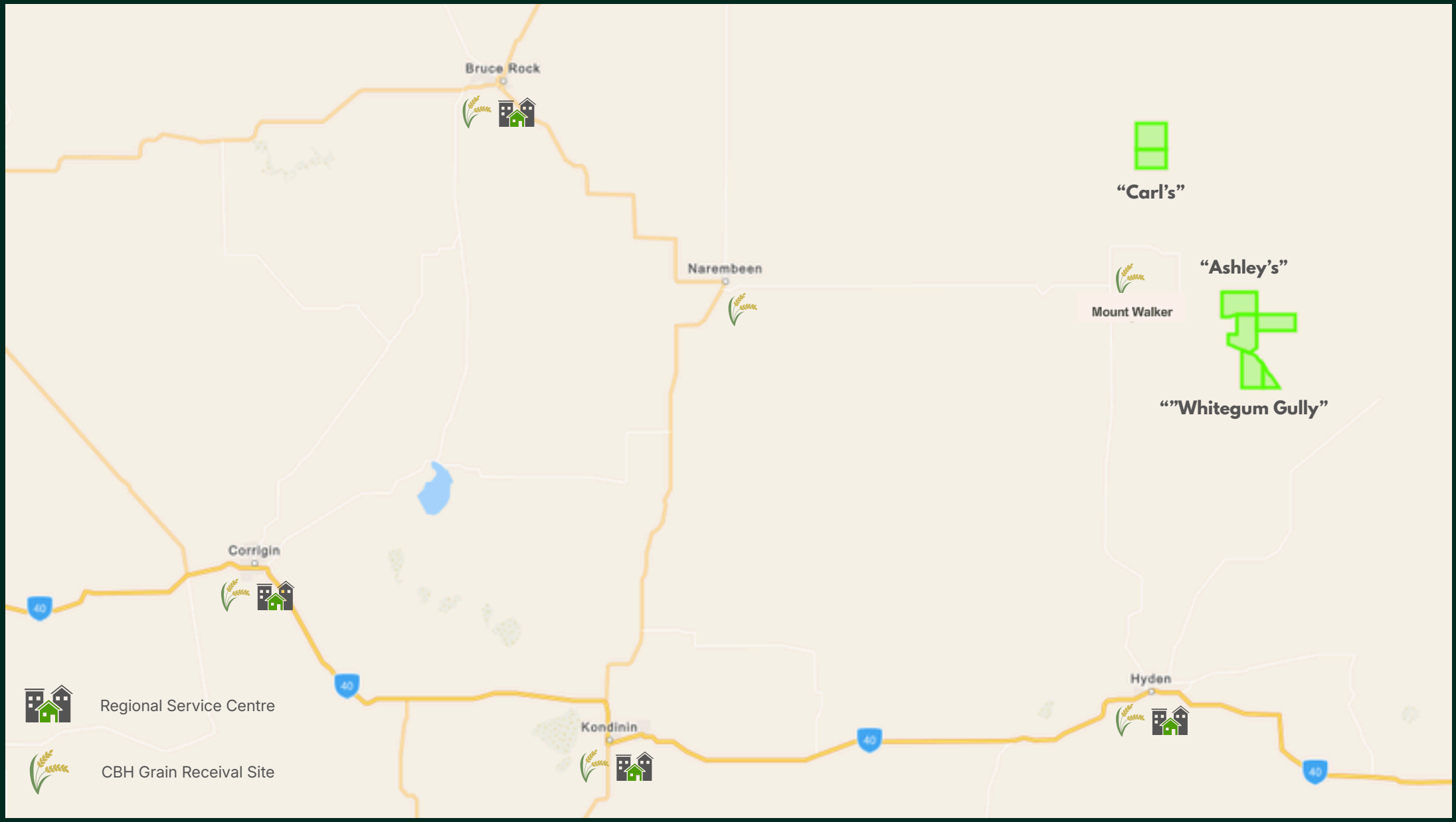




REGIONAL MAP



LOCAL MAP


Bruce Rock
Narembeen
Mount Walker
"Carl's"
"Ashley's"
""Whitegum Gully"
Corrigin
Kondinin
Hyden
40
Regional Service Centre
CBH Grain Receival Site

TITLE INFORMATION

“Whitegum Gully”

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
990	183938	1564	300	207.7403
1243	204263	1476	923	734.5145
1245	204263	1476	923	863.5435

Total land area of 1,805.7985 hectares (4,462.22 acres) across 2 titles, with 1,526.00 hectares (3,770.82 acres) indicated arable.

Zoning

The above listed titles are all zoned ‘Farming’, as per the Shire of Narembeen Local Planning Scheme No. 2.



TITLE INFORMATION

“Carl’s”

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
284	154208	1575	562	612.4285
287	154629	1575	562	809.4623

Total land area of 1,421.89 hectares (3,513.67 acres) across 1 title, with 1,205 hectares (2,977.62 acres) indicated as arable.

Zoning

The above listed titles are all zoned ‘Farming’, as per the Shire of Narembeen Local Planning Scheme No. 2.



TITLE INFORMATION

“Ashley’s”

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
2200	164357	2040	341	846.5745
1241	204263	2040	341	641.4293

Total land area of 1,488.00 hectares (3,676.93 acres) on 1 title, with 1,158 hectares (2,861.48 acres) indicated as arable.

Zoning

The above listed title is zoned ‘Farming’, as per the Shire of Narembeen Local Planning Scheme No. 2.



FARM MAP

“Whitegum Gully”
Woolocutty
WA 6369

Total - 1,805.7985 ha

1,526* Arable Hectares (85%)

Infrastructure
House, Shed, Grain Silo Storage



FARM MAP

“Carl’s”
West Holleton
WA 6369

Total - 1,421.89 ha

1,205* Arable Hectares (85%)

Infrastructure
Shed, Grain Silo Storage



FARM MAP

“Ashley’s”
Woolocutty & West Holleton
WA 6369

Total - 1,488.00 ha

1,158* Arable Hectares (78%)

Infrastructure
House, Shed, Grain Silo Storage



Calzoni Road

Sedgewick Road



Gibb Rock Road

WATER

The holdings feature a secure water source, with a total of eighteen catchment dams located in strategic locations across the property.

- 7 dams on “Whitegum Gully”,
- 7 dams on “Carl’s”, and
- 4 dams on “Ashley’s”.

“Whitegum Gully” is complemented by two air well pump bores and one diesel motor bore providing a reliable water supply year round.





INFRASTRUCTURE

“Whitegum Gully”

The “Whitegum Gully” cropping lease provides access to bore water for spraying purposes. However the house and supporting infrastructure including shedding and grain silos are excluded from the lease. Additionally, the three paddocks adjoining to the House are also excluded from the cropping lease totalling 115 arable hectares.

For further information and lease conditions, please contact the licensed agent.

“Carl’s”

- General Purpose Shed - 245 m^2
- Grain Silo Storage - 6 x *Moylan*





INFRASTRUCTURE

“Ashley’s”

- Fibro 3 x 1 Dwelling
- General Purpose Shed - 400 m^2
- Sheep holding yards
- General Purpose Shed - 310 m^2
- Grain Silo Storage - 4 x *Moylan* & 2 x Urea







LAND TYPES

Soil Types

Soil types consist of red and grey duplexes, sandy duplexes, loamy gravels and yellow sandy earths.

Timbers

Original timbers on the holdings include mallee woodlands, gimlet, salmon gum and smaller portions of morrel woodlands and samphire flats.

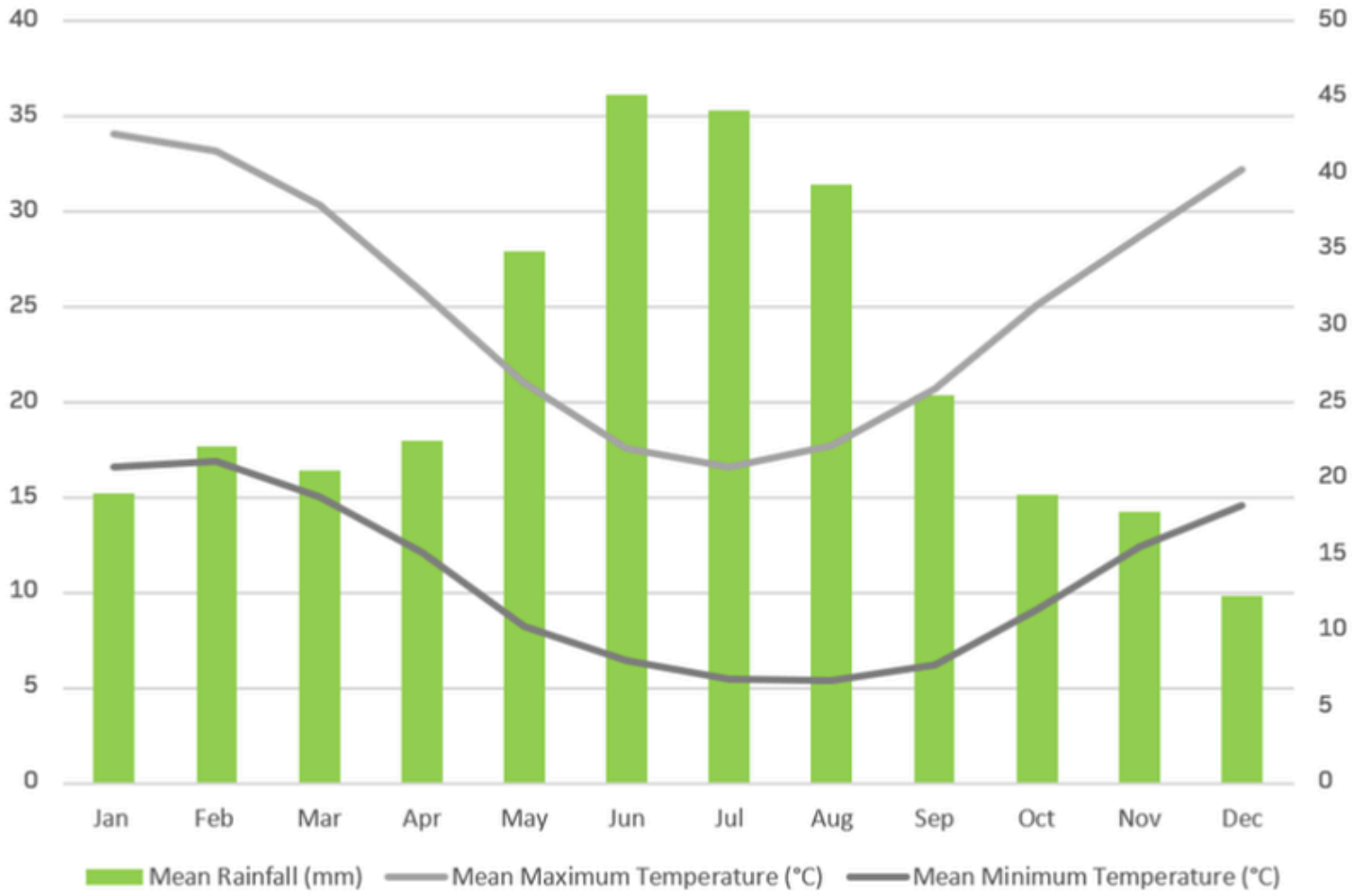
Topography

Gently undulating with low hills.





CLIMATE



The Bureau of Meteorology weather station at Mount Walker has recorded an annual average rainfall of approximately 317 millimetres.

Rainfall in the region is winter-dominant, with the vast majority occuring within the growing season, complementing the cropping operation.

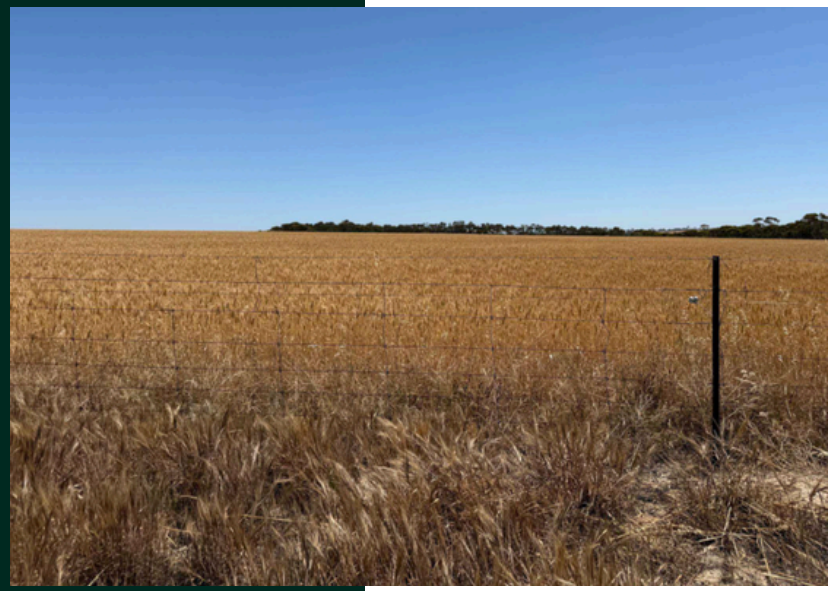
FENCING

The holdings are fully secured by various types of high-quality boundary fencing, internally the property is also developed to secure, well maintained fencing infrastructure (predominately *Ringlock* on steel posts), supporting efficient livestock and paddock management. “Carl’s” has been fenced to 15 paddocks, whilst there is 12 paddocks across “Ashley’s”.



FERTILISER

The farmland has been supported by a well-established fertiliser program, leading to a proven history of productive cropping. Recent fertiliser application history has included consistent applications of 80kg per hectare of a 50/50 blend of *Dapstar Extra* and *Granular SOA* each season.



METHOD OF SALE

Expression of Interest for the **Sale** of “Carl’s” and “Ashley’s” closing
11AM (AWST) Monday 1st February 2027 (if not sold prior).

Available as a whole, or in two parcels – “Carl’s” and “Ashley’s”.

Expression of Interest for the **3 Year Lease** of “Whitegum Gully” closing
11AM (AWST) Monday 1st February 2027 (if not leased prior).



For further information and sale conditions, please contact the licensed real estate agent and auctioneer William Morris.

Phone - 0448 415 537

Email - will.morris@nutrien.com.au


Nutrien
Harcourts

WILLIAM MORRIS
INTERNATIONAL (WA) PTY LTD

EXPRESSION OF INTEREST

THE SALE OF: "CARL'S" COWAN ROAD, WEST HOLLETON

Full Name: _____

Company or other Entity: _____

Postal Address: _____

Email: _____

Phone Number: _____

Conditions of your Offer

Purchase Price: **$**_____

Deposit: **$**_____ payable within 7 days of acceptance

Cash / Unconditional Offer Yes ☐ No ☐

Subject to Finance Offers (cross out if not applicable)

A. Are you pre-approved? Yes ☐ No ☐

B. Time Frame for Finance Approval? _____

C. Lender / Financial Institution Name: _____

Proposed Settlement Date _____

Signature: _____ Date: _____

WILLIAM MORRIS
INTERNATIONAL (WA) PTY LTD

EXPRESSION OF INTEREST

THE SALE OF: "ASHLEY'S" 1387 CALZONI ROAD, WEST HOLLETON

Full Name: _____

Company or other Entity: _____

Postal Address: _____

Email: _____

Phone Number: _____

Conditions of your Offer

Purchase Price: **$**_____

Deposit: **$**_____ payable within 7 days of acceptance

Cash / Unconditional Offer Yes ☐ No ☐

Subject to Finance Offers (cross out if not applicable)

A. Are you pre-approved? Yes ☐ No ☐

B. Time Frame for Finance Approval? _____

C. Lender / Financial Institution Name: _____

Proposed Settlement Date _____

Signature: _____ Date: _____

Nutrien Harcourts

WILLIAM MORRIS
INTERNATIONAL (WA) PTY LTD

EXPRESSION OF INTEREST

THE LEASE OF: "WHITEGUM GULLY" 1314 CALZONI ROAD, WOOLOCUTTY

Full Name: _____

Company or other Entity: _____

Postal Address: _____

Email: _____

Phone Number: _____

Conditions of your Lease Offer

Lease Price **$**_____ per annum

Deposit (10%) **$**_____ payable within 7 days of acceptance

For a **term of 3 years** with no option to renew.

Including: Bore access.

Excluding: House with adjoining 3 paddocks, sheds and grain silos.

Signature: _____ Date: _____

WILLIAM MORRIS
INTERNATIONAL (WA) PTY LTD

EOI DISCLAIMER

Inclusive of any fixed improvements thereon and any chattels and plant and equipment and other items relating thereto and as inspected by us or referred to in any sales brochure or material provided to us prior to the submission of this "Expression of Interest" on the following terms and conditions and with a preferred settlement date of (date) :

1. Where the Buyer is a Proprietary Company, the Directors and principal Shareholders thereof, in consideration of the Seller accepting the Buyer's Expression of Interest and agreeing to enter into the Contract, jointly and severally guarantee to the Seller the payment by the Buyers of all moneys payable and performance of all other covenants to be performed and observed by the Buyer pursuant to this Expression of Interest (inclusive of the obligation to enter into and perform the Contract), and further undertakes to indemnify the Seller against all losses which the Seller may suffer by reason of any default hereunder by the Buyer
2. The balance of the Purchase Price shall be paid to the Seller on the settlement date under the Contract.
3. This Expression of Interest is based on a GST exclusive price and In the event that GST applies to the Purchase Price then a GST amount will be additional to the EOI price.
4. The Buyer acknowledges and understands that:
   (a) the Seller may not necessarily and is not obliged to accept the highest or any expression of interest for the Property;
   (b) the Seller reserves the right to negotiate with a party who has submitted an expression of interest up to and including 7 days after the closing date for submission of expressions of interest;
   (c) unless agreed otherwise the Buyer cannot withdraw this Expression of Interest within 7 days of submission; and
   (d) upon any withdrawal of this Expression of Interest any prior reservation or privilege associated with the Property pursuant to this Expression of Interest or the Expression of Interest process shall be forfeited by me / us.

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