Nutrien Harcourts

Information Memorandum

“Nereno Hill”
Womarden, WA 6519



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Introduction

“Nereno Hill” is a mixed farming opportunity situated in the northern Wheatbelt region of Western Australia. The region is known for its strong red loamy soil types, leading to highly productive agricultural output. The holding is located in an ideal position, with proximity to both Geraldton and the Perth CBH, providing key infrastructure and essential services.

The holding has been held by the Wilson family since 1928, farmed initially by MM ‘Mac’ and Dorothy Wilson and subsequently by Doug and Eleanor Wilson, and John and Katrin Wilson with significant investment placed into improving soil quality and farm efficiencies.

Currently, “Nereno Hill” is leased by local owner operators utilising the land for broadacre cropping with the current lease term expiring 1st January 2031.

EXECUTIVE SUMMARY

01 Established farming enterprise in the Northern Wheatbelt, operated as a broadacre cropping operation with mixed farming capability.

02 Annual average rainfall of 341mm at the nearby Fairfield BOM site, predominantly falling during the winter growing season.

03 Approximately 605 hectares arable, currently operated for broadacre cropping and developed for versatile mixed farming.

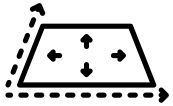
04 Water supply includes a solar equipped bore, located strategically on the holding.

05 Infrastructure includes two general purpose sheds, an original brick dwelling and four *Moylan* grain storage silos with concrete bases.

06 Gently undulating country with rising to low hills, red shallow loams, yellow/brown loamy earths and self-mulching clays.

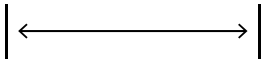


PROPERTY OVERVIEW



Area

Total Land Area of
803.7816 hectares or
1,986.19 acres



Road Frontage

The formed and gravelled
Simpson and Parkwood Roads



Services

Well supported by essential
services, providing convenience
and functionality



Address

2874 Simpson Road
Womarden, WA 6519



Zoning

Zoned ‘Rural - General Farming’ as
per the Shire of Three Springs
Local Planning Scheme No. 3



Water

Secure water source featuring a
solar equipped bore



TITLE INFORMATION

“Nereno Hill”

LOT	DIAGRAM	VOLUME	FOLIO	AREA (hectares)
M 1369	5877	44	30A	803.7815

Total land area of 803.7815 hectares (1,986.18 acres) across 1 title, with 605 hectares (1,494.99 acres) indicated as arable.

Easements E163619 & O368312 regarding transmission towers. Refer to Certificate of Title for further details.

Zoning

The above listed title is zoned ‘Rural’ as per the Shire of Three Springs Local Planning Scheme No. 3.

Shire Rates - $6,993.21



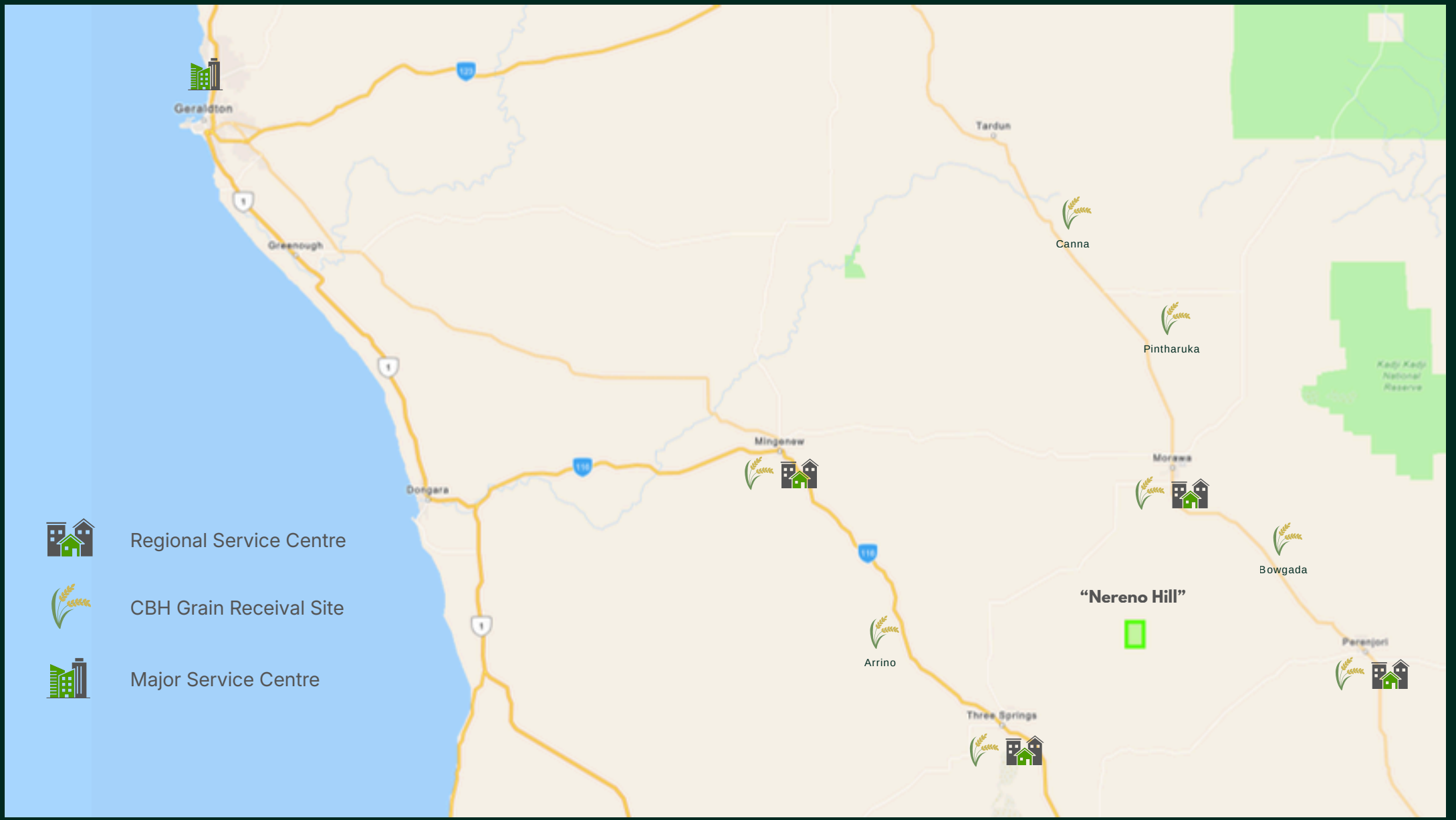
LOCATION

“Nereno Hill” is situated within the northern wheatbelt region, approximately 21* kilometres north-east of Three Springs, 132* kilometres north of Moora, 144* kilometres south-east of Geraldton and 280* kilometres north of the Perth CBD. The property benefits from access to grain receival sites, transport routes and regional service centres.

Road frontages to “Nereno Hill” include the formed and gravelled Simpson Road adjoining the north-western corner and the formed and gravelled Parkwood Road running along the whole eastern boundary. The holding is also located only 20* kilometres from the bitumen sealed Midlands Road via Three Springs, which provides a key transport route linking “Nereno Hill” to the northern and central wheatbelt, and also is the access route to the Great Northern Highway connecting the property to the Perth CBD.



LOCAL MAP


Geraldton
Greenough
Dongara
Tardun
Canna
Pintharuka
Kadji Kadji National Reserve
Mingenew
Morawa
Bowgada
"Nereno Hill"
Arrino
Perenjori
Three Springs
Regional Service Centre
CBH Grain Receival Site
Major Service Centre

LAND USE

“Nereno Hill” presents an established farming enterprise. Currently being leased by a local farmer utilising the land for broadacre cropping. The property is developed to be utilised as a versatile mixed farming operation.
The current lease term expires 1st January 2031.

FENCING

The holding is fully secured by various types of high-quality boundary fencing developed to secure, well maintained fencing infrastructure (predominately *Ringlock* with a plain or barbed wire on steel posts), supporting efficient paddock management and the potential for effective livestock control.



FARM MAP

“Nereno Hill”
Womarden
WA 6519

Total - 803.7816 ha

605* Arable Hectares (75%)

Infrastructure
House, Shed, Grain Silo Storage

Solar Equipped Bore

Holding Tanks x 2

Simpson Road (formed and gravelled)



Parkwood Road (formed and gravelled)

WATER

“Nereno Hill” features a solar equipped bore, located in a strategic accessible location on the property, which pumps water into two 32,000 litre polythene holding tanks located on the hill, with water utilised for spray and livestock purposes. Additionally, there is an unused windmill situated alongside the bore.

STRUCTURES

The property is further complemented by two general purpose sheds, one with sliding doors (pictured bottom right) measuring 195m^2 and a secondary with drive through access of 165m^2. There is also an original dwelling built with local stone/brick, which is currently uninhabitable, and four *Moylan* grain storage silos with concrete bases. There are two power connection points, that require reconnecting.









LAND TYPES

Soil Types

Soil types consist of red shallow loams, yellow/brown loamy earths and small areas of self-mulching cracking clays.

Timbers

Original timbers include york gum woodlands, salmon gum and acacia.

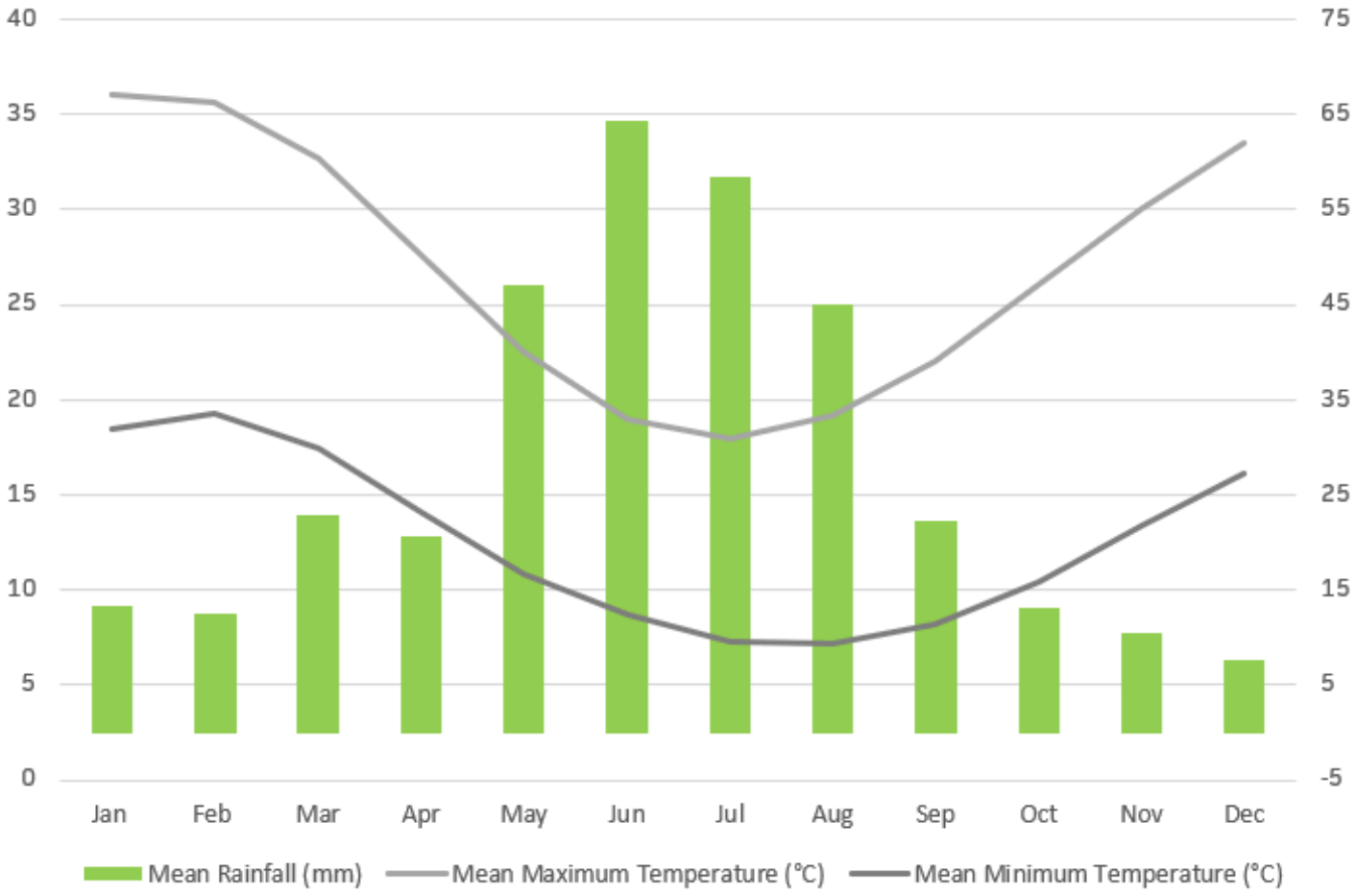
Topography

Topography across the holding is gently undulating with rises, broad ridge crests and shallow open depressions.





CLIMATE



The Bureau of Meteorology weather station at Fairfield has recorded an annual average rainfall of approximately 341 millimetres.

Rainfall in the region is winter-dominant, with the vast majority occuring within the growing season, providing a favourable environment for mixed farming pursuits.



SERVICES

The property features high voltage electricity transmission infrastructure traversing through the holding, presenting opportunities beyond its agricultural production.

With established transmission infrastructure, “Nereno Hill” presents longer term opportunities for participation in the evolving energy sector, attracting interest from renewable energy developers and infrastructure investors seeking strategically positioned land with existing electricity network access in place.

The existing network infrastructure provides an attractive proposition for future renewable energy and energy related developments, including wind and solar generation, battery energy storage and/or other energy based projects.

Additionally, *Western Power* is both actively expanding and upgrading the Three Springs 330kV and 132kV terminal (along the Perenjori-Three Springs Road) through the *Clean Energy Link North* project.

This major concentration of high-voltage transmission infrastructure makes holdings in the area highly attractive to renewable developers seeking connection points to the *South West Interconnected System (SWIS).*



METHOD OF SALE

Expression of Interest closing

11 AM (AWST) Friday 29th January 2027

(if not sold 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


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WILLIAM MORRIS
INTERNATIONAL (WA) PTY LTD

EXPRESSION OF INTEREST

THE SALE OF: "NERENO HILL", WOMARDEN, WA 6519

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

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.