Nutrien Harcourts

Information Memorandum

Lot 601 Goldfields Road
Merredin WA 6415















Introduction

Lot 601 Goldfields Road presents a 34.3992 hectare holding with high-exposure, designed to accommodate industrial infrastructure with its “General Industry” zoning. The property has strategic frontage on Goldfields Road, offering freight and transport access to the Great Eastern Highway, connecting Perth seamlessly to Kalgoorlie and the Eastern States. Being situated in Merredin, the largest logistical, commercial, and agricultural hub in the region, it offers a robust local workforce and well established industrial support services.

Contents

INTRODUCTION	03
EXECUTIVE SUMMARY	05
PROPERTY OVERVIEW	07
LOCATION	08-09
TITLE DETAILS	10
PROPERTY MAP	11
LAND TYPES & FENCING	12
METHOD OF SALE	13
EXPRESSION OF INTEREST	14
DISCLAIMER	16

EXECUTIVE SUMMARY

01 High-exposure, scalable acreage designed to accommodate industrial footprints, turning circles, and heavy vehicle infrastructure.

02 Strategic frontage offering transport and freight access to the Great Eastern Highway, providing key connection routes.

03 The property can be instantly developed or utilised as a substantial industrial landholding.

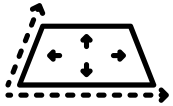
04 A rare opportunity to master-plan a major industrial estate, transport depot, or commercial hub within the Merredin township.

05 Positioned within Merredin, an important commercial and agricultural centre for the region, the property is well placed to benefit from established logistics networks, industrial services and local employment resources.

06 Existing cropping and agricultural uses remain fully grandfathered.

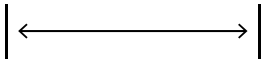


PROPERTY OVERVIEW



Area

Total Land Area of
34.3992 hectares or
(85.0022 acres)



Road Frontage

The bitumen sealed Railway Avenue and Goldfields Road



Services

Well supported by essential services, providing convenience and functionality



Address

Lot 601 Goldfields Road
Merredin , WA 6415



Zoning

Zoned ‘General Industry’ as per the Shire of Merredin Local Planning Scheme No. 6.



Location

Located in Merredin, an established regional hub supporting agricultural production, commercial enterprise and logistics.

LOCATION MAP



LOCATION

Lot 601 Goldfields Road is ideally situated in the Eastern Wheatbelt region, within the township of Merredin and 235* kilometres east of the Perth CBD. The property benefits from excellent access to key transport routes and the regional service centre of Merredin.

Road frontages to the holding include the bitumen sealed Railway Avenue and Goldfields Road which provide key transport links across the Eastern Wheatbelt region and the Perth metropolitan region.



TITLE INFORMATION

Lot 601 Goldfields Road
Merredin , WA 6415

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
601	408610	2910	261	34.3992

Total land area of 34.3992 hectares (85.0022 acres) across 1 title.

Zoning

The above listed title is zoned ‘General Industry’ as per the Shire of Merredin Local Planning Scheme No. 6.



PROPERTY MAP



LAND TYPES & FENCING

Soil Types

Soil types consist of deep grey and red sandy duplexes, red and brown deep loams and some shallow loams.

Timbers

Original timbers include salmon gum, gimlet and wand.

Topography

Gently undulating with broad flat valleys.

Fencing

Fencing is in excellent condition, predominately ringlock and barbed wires on steel posts.





METHOD OF SALE

Expression of Interest closing 1pm (AWST) Thursday 17th December 2026 (if not sold prior).

Proposed Settlement: 2nd April 2027, negotiations by mutual agreement.





For further information and sale conditions, please contact the exclusive selling agents William Morris and Sam Sangalli.

Phone 0448 415 537
Email will.morris@nutrien.com.au

Phone 0418 927 102
Email sam.sangalli@nutrien.com.au


Nutrien
Harcourts

WILLIAM MORRIS
INTERNATIONAL (WA) PTY LTD

EXPRESSION OF INTEREST

THE SALE OF: LOT 601 GOLDFIELDS ROAD, MERREDIN, WA 6415

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.

Nutrien Harcourts Disclaimer

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Before making a final offer, a prospective purchaser will be expected to conduct whatever investigations it considers necessary in order to enable it to make the offer. All approaches and discussions on this acquisition proposal after the receipt of this Memorandum must be made through the agents listed within this Memorandum. All care has been taken in compiling these particulars which have been supplied to us by the vendor or their advisors for whom the company acts as agent only. We have not verified its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. Areas and distances are approximate only.