

ILLA LANGI



STRONG COUNTRY

SECURE WATER

HOURN & BISHOP QLD

LIVESTOCK.RURAL PROPERTY.RESIDENTIAL SALES.COMMERCIAL LEASING.CLEARING



www.hournbishopqld.com.au

PO BOX 172, MOURA QLD

Brad Hanson 0408 684 612

Gary Bishop 0439 982 588

E: ruralproperty@hournbishopqld.com.au

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ILLA- LANGI PROPERTY DESCRIPTION

District/State

Kokotunga, Queensland.

Location

Illa-Langi is located approximately fourteen kilometres from Baralaba, ninety kilometres from Biloela and one-hundred and forty kilometres from Rockhampton.

Area

601.3 Hectares (1,485.84 Acres) comprising.

Tenure

Lot	Plan	Reference	Area	Tenure	Shire
8	Survey Plan	177779	585.7 Hectares (1,447.30 Acres)	Freehold	Banana
A	Crown Plan	19935	15.6 Hectares (38.55 Acres)	Railway Lease 0/233582	Banana

Rates combined for both Lot 8 and Lot A \$2,255.35 per half year, after discount.

Services

Baralaba State School Prep to Year 10.

School Bus to Baralaba State School.

All weather road access.

Twice weekly mail service.

Limited mobile service, landline and power.

Handy to all the amenities in the town of Baralaba.

Rainfall

Average rainfall for the Baralaba area is 730mm.



Country

Scrub soils originally timbered with Brigalow, Blackbutt, Bauhinia and Bottle Trees. A percentage has been recently blade ploughed and sown to improved pastures.



Carrying Capacity

220 – 250 steers or adult equivalent.



Water

A 3.638 meg allocation from the Benleith Water Board (\$471.25 per quarter). 2 x 7,000 gallon poly tanks, that is reticulated to seven water points. There are six dams and semi-permanent holes in Gerry's Creek.



Cattle Yards

A newly constructed set of steel cattle rail and steel post yards features a RPM vet crush, covered concrete work area, five-way pound, Morrissey calf branding cradle, a single deck loading ramp and four watering points throughout the yards.



Fencing

Subdivided into eleven main paddocks in stock proof condition with horse and weaner paddocks in close proximity to the house and yards.

Improvements

Attractive homestead set in established gardens. Three bedrooms, sleepout, ensuite, office and pantry with polished floors throughout.

20,000 gallons of rain water stored in tanks on house and shed.

19m x 14m machinery shed, one bay concrete floor.

12m x 7m four bay garage.

19m x 7m powered workshop.

19m x 5m stables.

2 x 20 tonne silos.





TO BE OFFERED ON A WALK-IN WALK-OUT BASIS

Agents Remarks

Illa-Langi is a well-located cattle property with a solid mix of fertile country, secure water and would suit either a breeding, backgrounding or fattening enterprise.

Auction

Online on Tuesday 7th April, 2020 at 11:00am at www.auctionsplus.com.au

For Inspection Contact

Brad Hanson 0408 684 612

Gary Bishop 0439 982 588



APPENDIX A

◆ **Stock**

58 Cows 58 Calves
4 No. 7 Heifers
7 No. 8 Heifers
3 Bulls

◆ **Plant and Equipment**

40 x 40 Black RHS – 10 Lengths
10 x 50 Black RHS – 17 Lengths
50 Gal Pipe – 35 Lengths
50 x 6m Flat – 4 Lengths
50 x 50 Gal RHS – 5 Lengths
115 x 42 - 2.5 Gal Cattle Rail – 19 Lengths
75 x 75 Gal RHS – 2 Lengths
12 Coils of 1^{1/2}" Poly Pipe x 300m
Grain Auger and Motor
Combine
One Way Plough
Offset 36 Plate
Heston Hay Stacker and Hay Lifter
3 Tyne Ripper
9 Portable Panel Gates
2 Portable Panel Double Gates
32 Portable Panels 40 x 40
31 Round Bales



24° 8' 41.5" S 149° 55' 34.1" E



24° 10' 23.5" S 149° 55' 41.1" E

24° 10' 23.5" S 149° 55' 29.1" E

24° 8' 41.5" S 149° 55' 29.1" E



Legend located on next page



Printed at A3
Scale: 1:13404
Print date: 17/3/2020
Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator EPSG 102100
For more information, visit <https://dqlglobe.information.qld.gov.au/help-info/Contact-us.html>

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Paddock Map

ILLA-LANGI

A product of
Queensland Globe



Key	
	House
	Dam/Lagoon
	Troughs
	Yards
	Tank
	Shed
	Water Pipe
	Laneway

Legend for:



Printed at: A3
Print date: 27/2/2020
Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator EPSG: 3826
For more information, visit <https://qld.gov.au/natural-resources>
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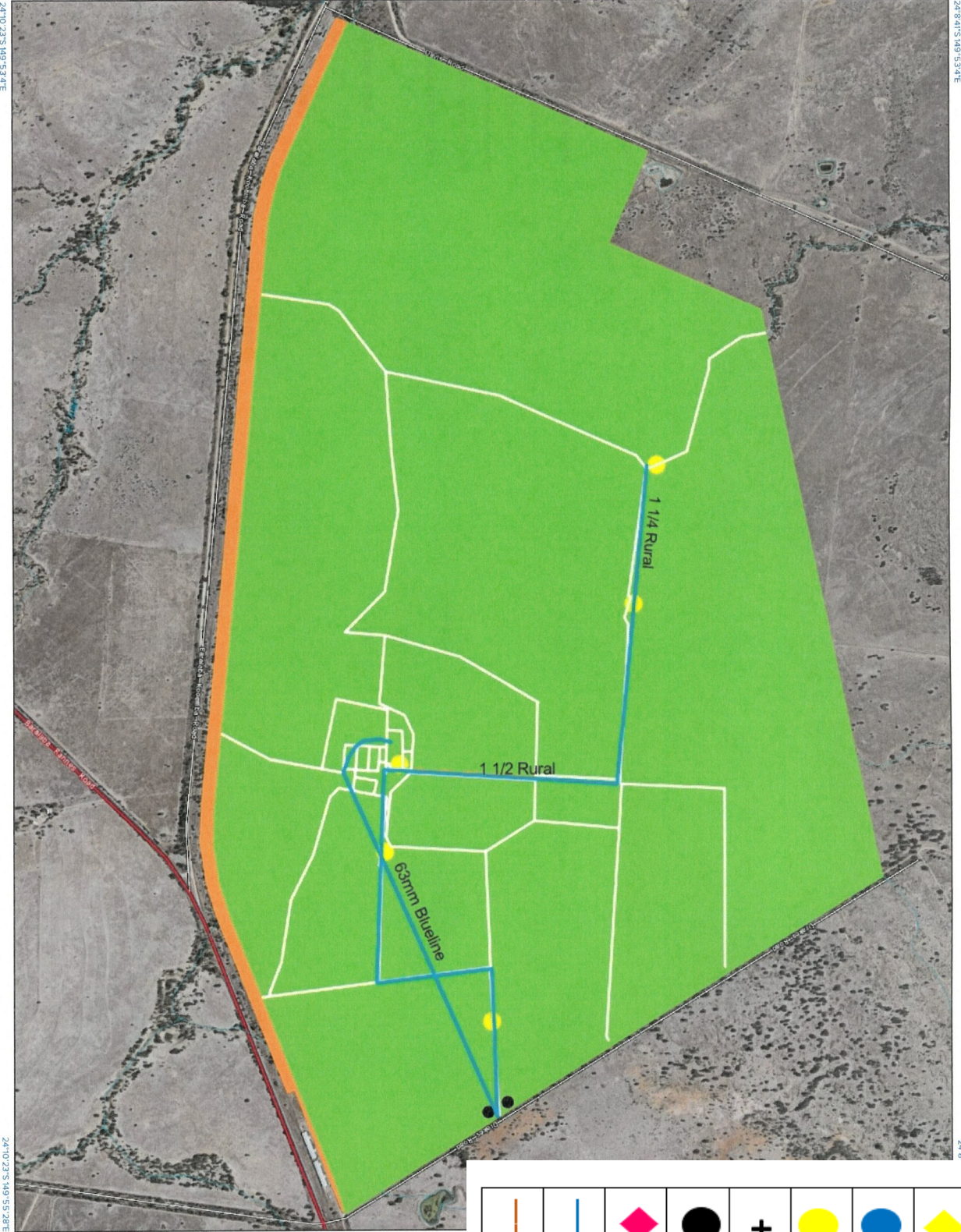
Queensland Government
Department of Natural Resources, Mines and Energy



"ILLA-LANGI

WATER POINTS MAP

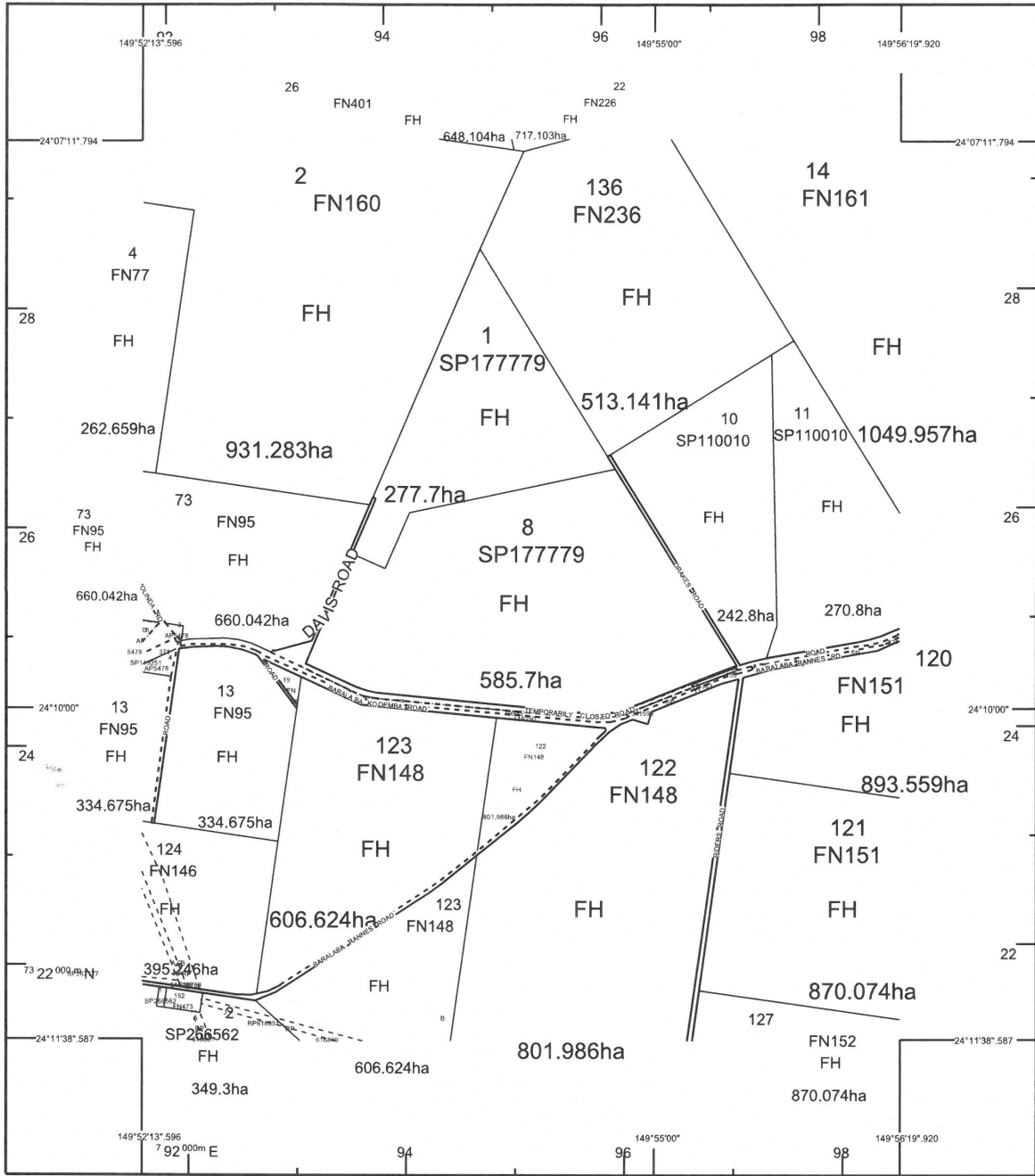
ILLA-LANGI



Key	
Yellow Diamond	House
Blue Circle	Dam/Lagoon
Yellow Circle	Troughs
+	Yards
Black Circle	Tank
Pink Diamond	Shed
Blue Line	Water Pipe
Orange Line	Laneway



SMART MAP



STANDARD MAP NUMBER
8849-12431



MAP WINDOW POSITION & NEAREST LOCATION

149°54'18\"/>

SUBJECT PARCEL DESCRIPTION

DCDB	8/SP177779
Lot/Plan	585.7ha
Area/Volume	FREEHOLD
Tenure	BANANA SHIRE
Local Government	KOKOTUNGO
Locality	14105/91
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 20/02/2020

DCDB 19/02/2020 (Lots with an area less than 1,000ha are not shown)

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For further information on SmartMap products visit:
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



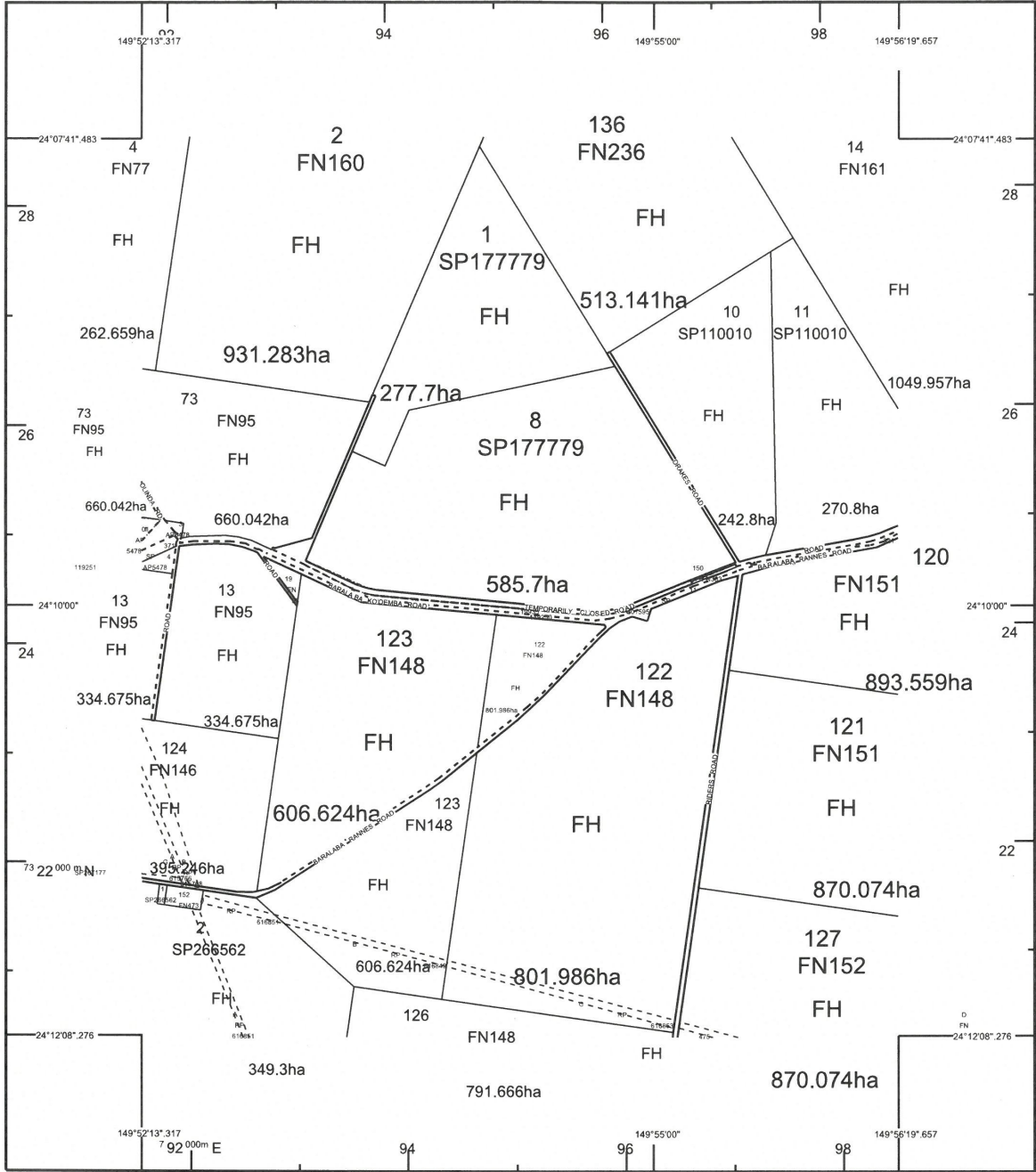
An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



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SMART MAP



STANDARD MAP NUMBER
8849-12431



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	A/AP19935
Area/Volume	15.6ha
Tenure	LANDS LEASE
Local Government	BANANA SHIRE
Locality	KOKOTUNGO
Segment/Parcel	14106/623

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 27/02/2020

DCDB 26/02/2020 (Lots with an area less than 1.000ha are not shown)

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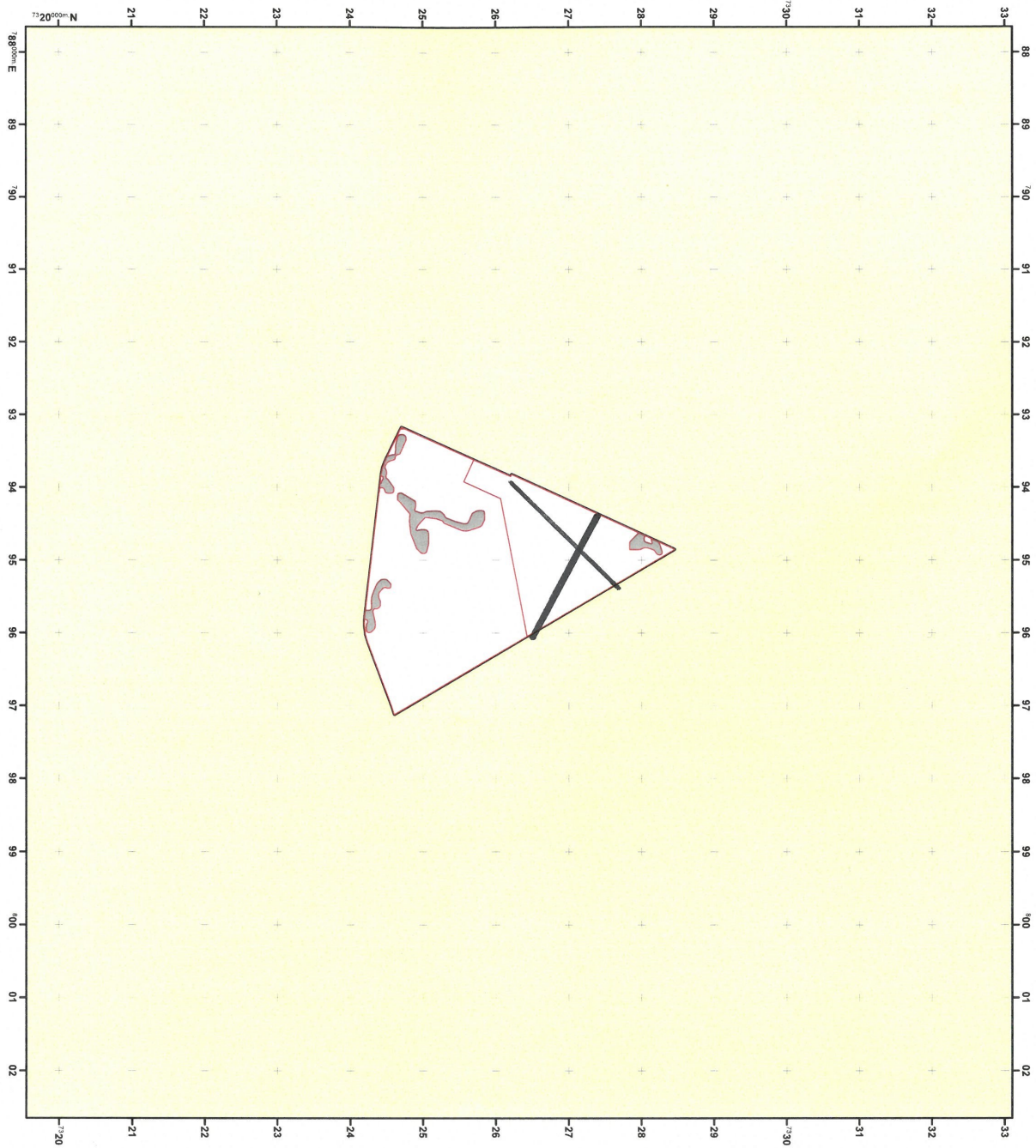
SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



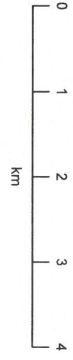
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Property Map of Assessable Vegetation
PMAV 2009/010143
 LOT on PLAN
 ISP177779, 8SP177779

Sheet of 1



- LEGEND**
- Subject Lot(s)
 - Area to which the PMAV does not apply
 - Area that is subject to other PMAVs, or if no
 - Area that is subject to Regional Ecosystems
 - Remnant of Regional Vegetation Map (original size AS)
 - Vegetation Category Area
 - Category X area

Notes:

Property boundary provided by Department of Environment and Resource Management

The property boundaries shown on this plan are approximate only. They are not an accurate representation of the legal boundaries. Category X area based on Regional Ecosystem Data provided by Department of Environment and Resource Management.

Map Information:
 Horizontal Datum: GDA 1994
 Projection: Universal Transverse Mercator - Zone 55

This PMAV has been made under Section 20C(3) of the Vegetation Management Act (1999)

Signed for the Chief Executive of the Department of Environment and Resource Management by:

Name: Jo Wyleth

Title: ASenior Vegetation Management Officer

Signature:

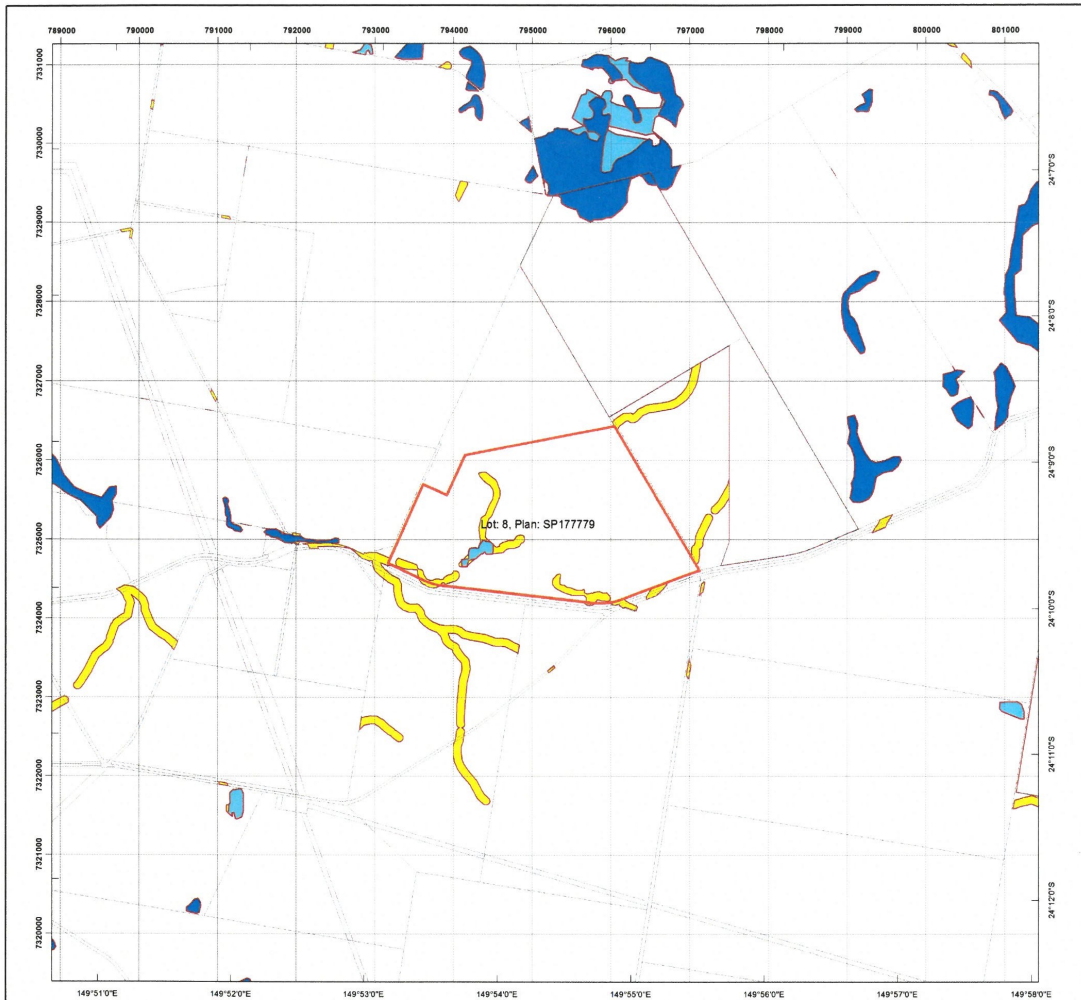
Date: 15/01/2010

Map Prepared by: TLO
 Department of Environment and Resource Management
 PO Box 1752, Rockhampton, QLD 4700
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REGULATED VEGETATION MANAGEMENT MAP

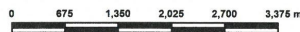
20/02/2020 14:56:01
 Lot: 8 Plan: SP177779



Regulated Vegetation Management Map

Legend

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:
 GDA 1994 MGA Zone 55

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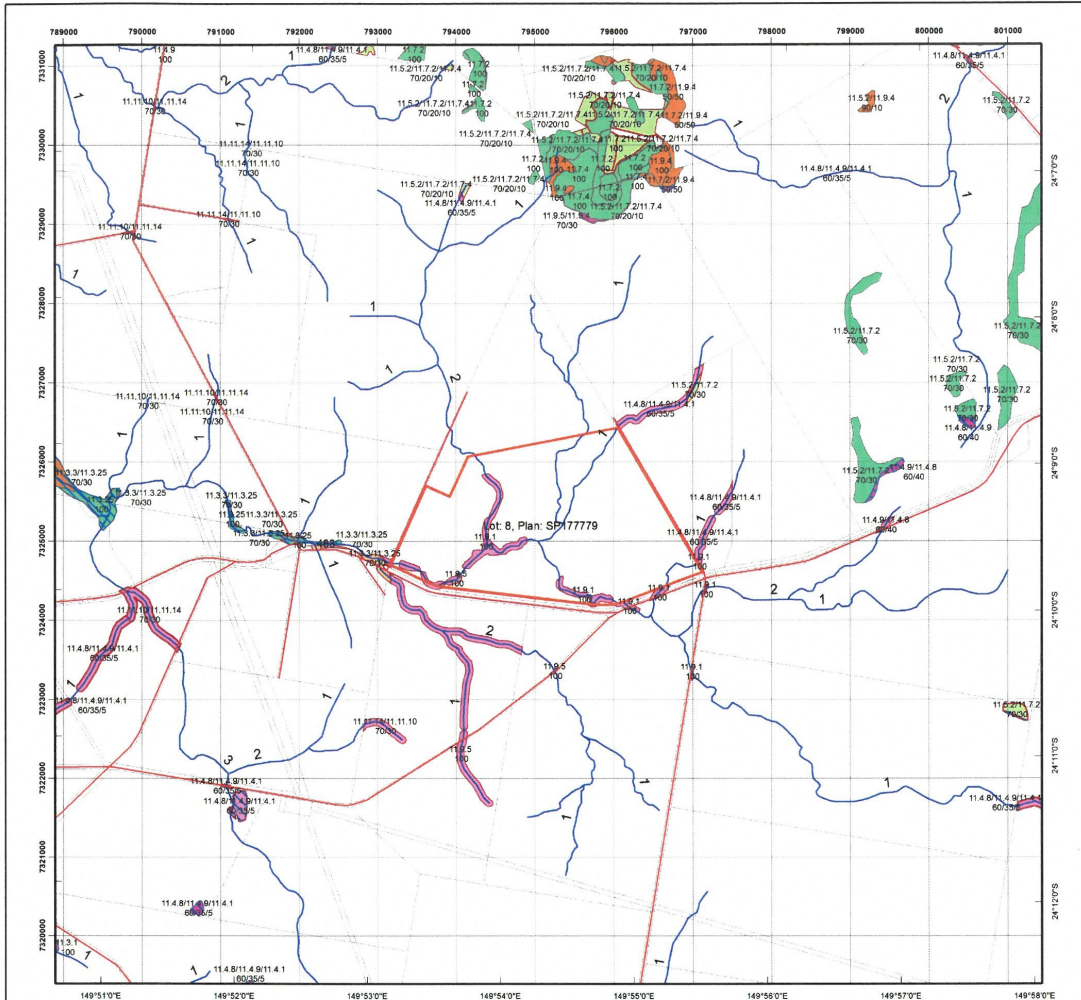
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrme.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

REGULATED VEGETATION MANAGEMENT MAP

20/02/2020 14:56:01
 Lot: 8 Plan: SP177779



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
- These areas are edged in yellow and filled with the remnant RE Status
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category C area under Section 20AI
- These areas are edged in purple and filled with the remnant RE Status
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
- (Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
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0 480 960 1,440 1,920 2,400 m

This product is projected into:
 GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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"ILLA-LANGI

REGULATED VEGETATION MANAGEMENT MAP

20/02/2020 14:56:56
Lot: A Plan: AP19935

Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*; and
- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Natural Resources, Mines and Energy website (<http://www.dnrme.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

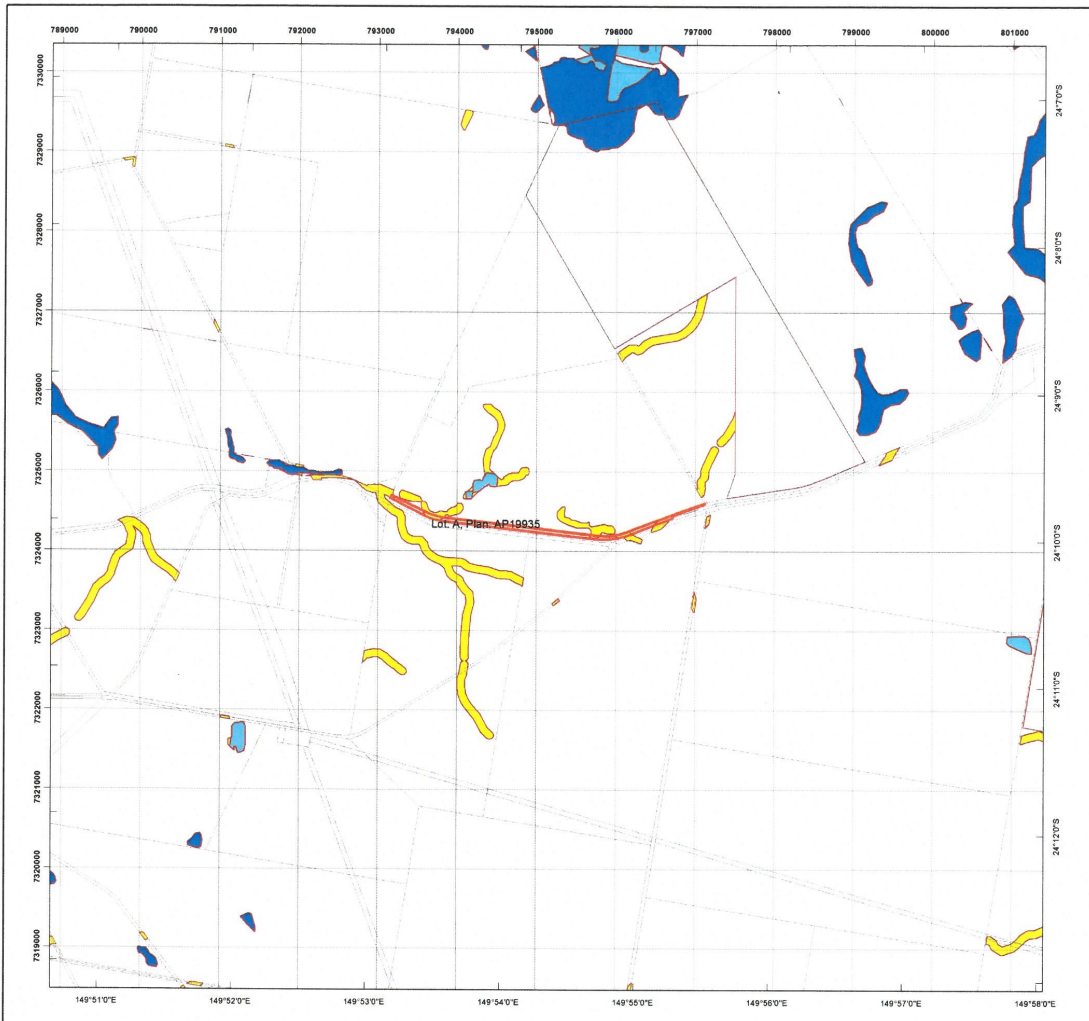
Essential habitat in Category A and/or Category B and/or Category C

No records

Page 2

REGULATED VEGETATION MANAGEMENT MAP

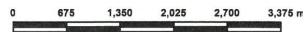
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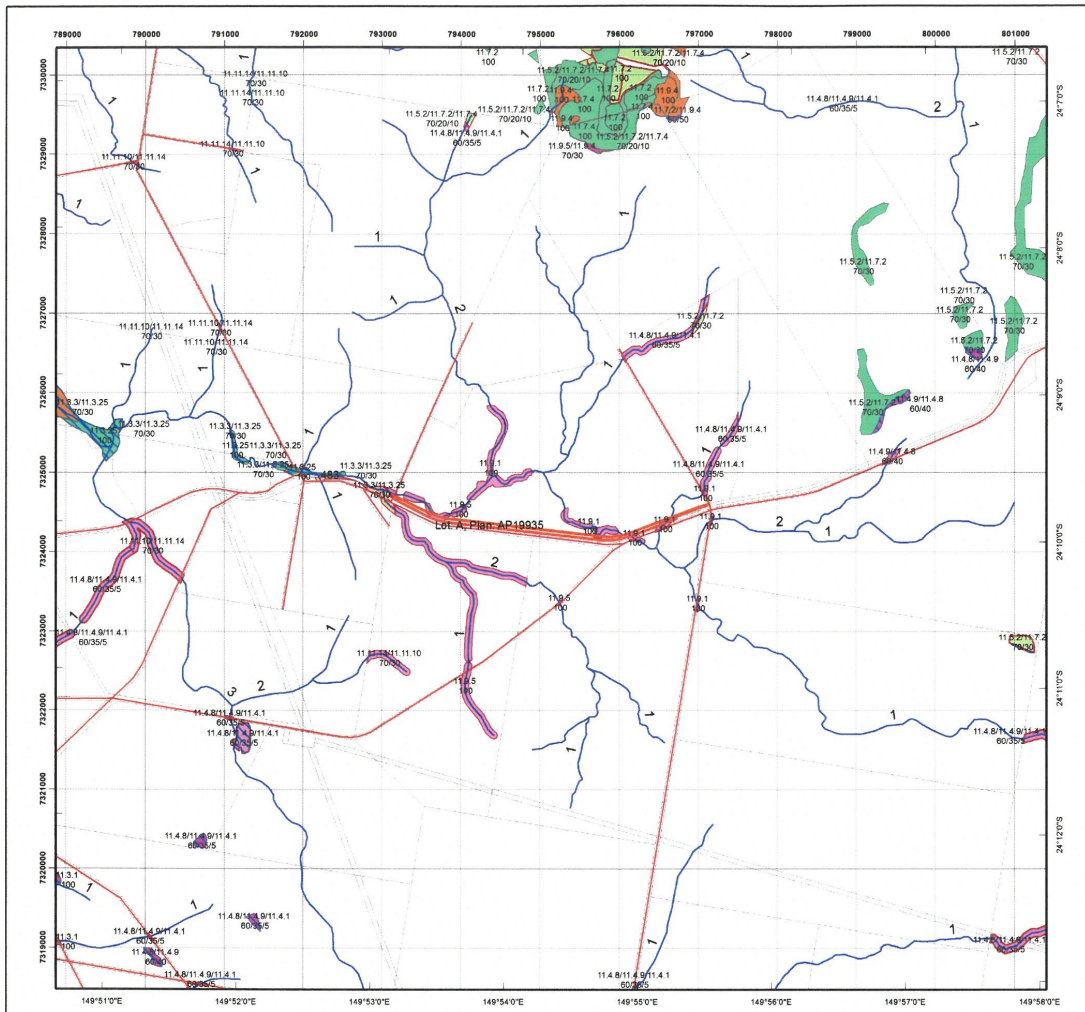
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REGULATED VEGETATION MANAGEMENT MAP

20/02/2020 14:56:56
 Lot: A Plan: AP19935



Vegetation Management Supporting Map

Legend

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HORN & BISHOP
 QLD

"ILLA-LANGI

REGULATED VEGETATION MANAGEMENT MAP

20/02/2020 14:56:56
Lot: A Plan: AP19935

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Essential habitat in Category A and/or Category B and/or Category C

No records

Page 2

RATES NOTICE



Banana Shire Council

ABN 85 946 116 646

Biloela Office:
62 Valentine Plains Road
Valentine Plains
PO Box 412
BILOELA QLD 4715

Taroom Office:
18 Yaldwyn Street
PO Box 21
TAROOM QLD 4420

Moura Office:
Moura Community Youth Centre
43-47 Gillespie Street
MOURA QLD 4718

Banana Shire Council Customer Service:
Phone: (07) 4992 9500 Fax: (07) 4992 3493 Email: enquiries@banana.qld.gov.au

RATE NOTICE

For the Period
01-01-2020 to 30-06-2020

JAMIE E SAINSBURY
"ILLA-LANGI"
BARALABA QLD 4702



I004812
R1_16285

AREA: 879.00Ha
ASSESSMENT NO: 15985-00000-000
DATE OF ISSUE: 11-02-2020
PAYMENT DUE DATE: 16-04-2020
FIRE CATEGORY: 2
PAYMENT REFERENCE: 13056726
RATE GROUP: 14-RURAL
VALUATION: \$580000
VALUATION DATE: 30-06-2018

Property Location and Description
985 BARALABA-RANNES ROAD, KOKOTUNGO QLD
L8/SP177779 & LA/AP10935:RL233582:PAR BENLEITH
Cattle Breeding

Rates and Charges for Half Year Ending 30-06-2020

General Rates	580000	UCV	@0.4125c in \$	\$2392.50
Differential Rate Category - 9 - Rural 2				
Environmental Levy	1	CHGE	@\$53.00	\$53.00
State Emergency Mgmt Levy 2	1	CHGE	@\$54.40	\$54.40
			Total Levy	\$2499.90
			Gross Total	\$2499.90
DISCOUNT from this notice if paid by 16-04-2020				\$244.55-
			NET Payable if paid by 16-04-2020	\$2,255.35

Council has received an annual payment of \$505,705 from the State Government to mitigate any direct impacts of the State Waste Levy on households.
For further information about the Levy and impacts on non-household waste disposal in the Banana Shire, please refer to Council's website www.banana.qld.gov.au/waste

Any payments made within 14 days of the issue date may not appear on this notice

	GROSS	DISCOUNT	NET PAYABLE
DUE DATE FOR PAYMENT 16-04-2020	\$2,499.90	\$244.55	\$2,255.35

PLEASE REFER TO BACK OF NOTICE FOR PAYMENT DETAILS

RETURN THIS PORTION IF PAYING BY MAIL AND/OR CHANGING ADDRESS

Please tick if receipt required

POST billpay
Billpay Code: *4056
Ref: 13056726

ASSESSMENT NO: 15985-00000-000
NET AMOUNT DUE: \$2,255.35
PAYMENT DUE DATE: 16-04-2020
PAYMENT REFERENCE: 13056726
JAMIE E SAINSBURY
"ILLA-LANGI"
BARALABA QLD 4702

POST billpay



*4056 13056726



For emailed notices:
banana.enotices.com.au
Reference No: 81AF12F04Z

BPAY

Billers Code: 7278
Ref: 13056726

BPAY® this payment via internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No.: 13056726

BPOINT

Billers Code: 7278
Ref: 13056726

Pay by Phone
Call 1300 276 468 any time to pay with MasterCard or Visa

PHONE

Pay Online
Visit www.banana.qld.gov.au any time to pay with MasterCard or Visa

INTERNET

IF ADDRESS SHOWN IS INCORRECT PLEASE COMPLETE OVERLEAF

It is strongly suggested that BPAY and BPoint payments not be left until the last few days. Electronic payments processed by your financial institution or bill payment service after the nominated payment cut-off time on the due date will not be eligible to receive discount.



HORN & BISHOP
QLD

"ILLA-LANGI"