



THE KALIMPA FEEDLOT AND ERIM DOWNS

19094 BRAND HIGHWAY, WARRADARGE WA 6518

CBRE under instructions of the mortgagee offer for sale **The Kalimpa Feedlot and Erim Downs**, a cattle feedlot, cropping and grazing property in Warradarge, Western Australia.

Comprising a 1,970* hectare landholding strategically-located along the Brand Highway between Perth (210* lineal kilometres) and Geraldton (158* lineal kilometres), key features of the opportunity include:

A large scale landholding, with 1,620* hectares utilised for cropping, with the balance comprising the feedlot area (51* hectares) and grazing and support land (299* hectares).

A newly-developed 6,000* head cattle feedlot, with a permit to expand the capacity to 12,000* head.

Infrastructure, including low stress designed induction yards with an air operated Breckon vet crush with head bail, weighing scales and a six-way, automated drafting system, double-deck loading ramp and a laneway. *Note: the majority of the feedlot pens have been vandalised.*

Structural improvements are new and comprise an administration office, an accommodation donga featuring four bedrooms with ensuites, five 152* tonne feed silos and a 70* tonne weighbridge suited to b-double trucks.

A 300* megalitre Groundwater Entitlement with a newly drilled bore, to supply the feedlot.



**THE KALIMPA FEEDLOT AND ERIM DOWNS ARE BEING OFFERED FOR SALE BY
EXPRESSION OF INTEREST CLOSING THURSDAY 28 FEBRUARY 2019 AT 4PM WST.**

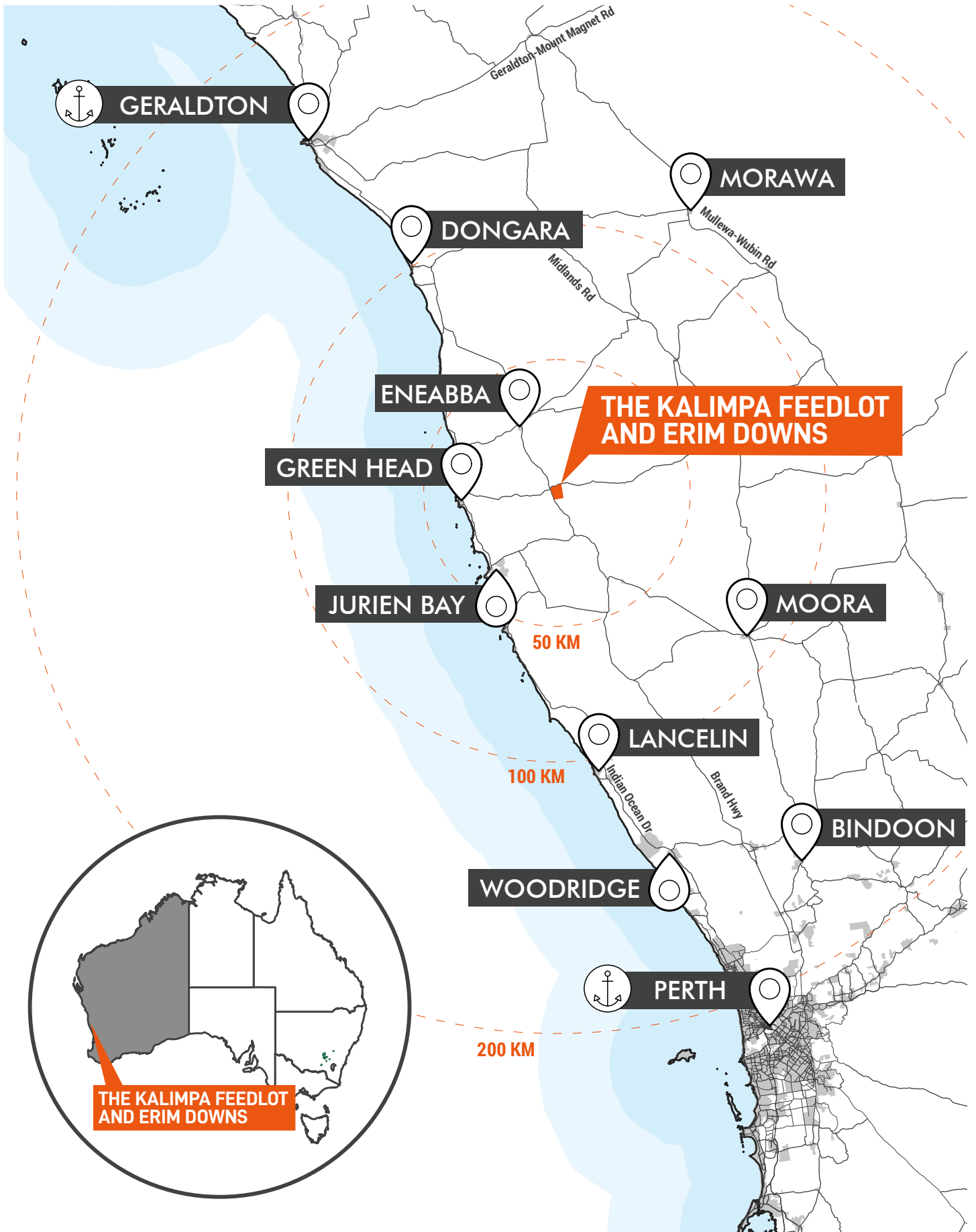
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CBRE

*Approximately. The information set out in this document has been prepared using information derived from a variety of external sources and is intended as a guide only and may be subject to change. CBRE does not warrant the accuracy of any of the information and does not accept legal liability or responsibility for any injury, loss or damage incurred by the use of, reliance on, or interpretation of the information contained herein. This confidential document is for the sole use of persons directly provided with it by CBRE and it is not to be resupplied to any other person without the prior written consent of CBRE. Use by, or reliance upon this document by any other person is not authorised by CBRE and without limitation to the above disclaimers, CBRE are not liable for any loss arising from such unauthorised use or reliance.

THE KALIMPA FEEDLOT AND ERIM DOWNS LOCATION OVERVIEW



LEGEND

- Kalimpa Feedlot & Erim Downs Property
- Major Road
- Built-up Area
- Port

