

Northern Territory-Kimberley

Rural Market Update

Frank Peacocke February 2020



NT Pastoral Prices (\$/AE over MPA) vs Live Export Cattle Prices



Source: HTW (Northern Territory) Analysis of settled sales, MLA

□ 13 Transactions (16 stations)

□ \$355M WIWO or \$275M (bare)

(all sale prices bare)

Scott Creek \$12M

Carmor Plains \$17.9M

Manbulloo \$23.4M

Sturt Downs \$6.5M

Forrest Hill & Tanumbirini (UC)

Kalala \$32.5M

Murranji (UC)

Ucharonidge \$26.5M

Auvergne/Newry/Argyle Downs \$60.6M

Epenarra \$7.69M

Mt Skinner \$7.45M

Pine Hill \$6.29m

Idracowra \$6.5m

BUYER PROFILE:

- 4 overseas buyers pick up 8 northern stations
- "Ucharonidge" to NT/interstate buyer
- "Epenarra" to Queenslander.
- 2 locals and one South Australian buy 3 Alice Springs stations.

KEY SALES

Langehoven family - South Africa

Mt McMinn &
Big River (2018)

Forrest Hill (591sqkm) UC

Kalala (3,883sqkm) \$32.5M

Tanumbirini (5,001sqkm) UC

\$1,050 to \$1,100/AE (developed country only, ex structures)

\$1,300 to \$1,630/AE (overall)

KEY SALES

Buratovich family - Argentina



\$990 to \$1,400/AE (developed country only, ex farming, ex structures)

\$1,580 to \$3,500/AE (overall)

Primarily interested in farming and diversification permits

Sub-lease the rangelands

Obtaining diversification/clearing permits very problematic

ADVERTISED FOR SALE

"Mary River West" 932sqkm

"Lakefield" 586sqkm

"Stapleton" 598sqkm

"Tarlee" 597sqkm

"Middle Creek" 602sqkm

"Broadmere" 2,590sqkm

"Wollogorang" (& "Wentworth") 7,051sqkm

"Neutral Junction" 4,609sqkm

A satellite map of Australia with the Northern Territory and Kimberley region highlighted by a white rectangular border. The text "2019 NT-KIMBERLEY KEY FREEHOLD SALES" is overlaid in the center of this highlighted area. In the top-left corner, there is a decorative graphic of a grid of circles, some of which are partially filled. In the bottom-right corner, there is a logo for "HERRON TODD WHITE" consisting of a grid of circles and the company name.

2019 NT-KIMBERLEY KEY FREEHOLD SALES

NT FREEHOLD SALES





ORD RIVER IRRIGATION AREA

March 2020 WA SAT hearing
may reduce 17ML/ha
allocations by 30%



Around 300ha trial area
leased from MG Corp to
Cubby Farming

3 sales in 2018 show between
\$10,000 & \$11,000/green ha

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