



# DUTIES VALUATION PASTORAL LAND

Office Use Only	
Bundle ID	_____
Assessor	_____
Telephone	_____

**Lodging Party:** \_\_\_\_\_

Transfer from: \_\_\_\_\_ Transaction Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Transfer to: \_\_\_\_\_ Consideration: \$ \_\_\_\_\_

Percentage of interest being transferred: \_\_\_\_\_ %

**Description of Land**

Station Number \_\_\_\_\_ Shire of \_\_\_\_\_

Lease Numbers \_\_\_\_\_ Total Area: \_\_\_\_\_ ha

Direction from Town: \_\_\_\_\_

Nearest Town: \_\_\_\_\_ Distance: \_\_\_\_\_ km

**1. Stock Numbers (at date of transfer)**

Sheep \_\_\_\_\_ Lambs \_\_\_\_\_ Cattle \_\_\_\_\_ Calves \_\_\_\_\_

Date of last shearing \_\_\_\_ / \_\_\_\_ /20 Total Wool Clip \_\_\_\_\_ kgs

Shorn \_\_\_\_\_ Sheep \_\_\_\_\_ Lambs Ave Greasy Price: \$ \_\_\_\_\_ (per kg)

Cattle turned off last 5 yrs: Y1 \_\_\_\_\_ Y2 \_\_\_\_\_ Y3 \_\_\_\_\_ Y4 \_\_\_\_\_ Y5 \_\_\_\_\_

**2. Condition of Rangeland**

\_\_\_\_\_ ha Good \_\_\_\_\_ ha Fair \_\_\_\_\_ ha Poor

**3. Plant (brief description of main items e.g. vehicles, aircraft etc)**

\_\_\_\_\_

**4. Water Supply (please mark answer)**

Number of Effective Water Points: \_\_\_\_\_ Government Water Supply:  Yes  No

Comment on Water Supply: \_\_\_\_\_

**5. Fencing**

\_\_\_\_\_ Km Good \_\_\_\_\_ Km Fair \_\_\_\_\_ Km Poor \_\_\_\_\_ No. Paddocks

**6. Carrying Capacity (year in year out average)**

Sheep (ha per head)	Total for property	Cattle (ha per head)	Total for property
_____	_____	_____	_____

7. Buildings				
	Age	Size	Condition	Added Value \$
House (No. room)				
Machinery Shed				
Shearing Shed (No. stands)				
Other Sheds				
Sheep/Cattle Yards				
Silos				
Other (specify)				
Other				
<b>Total Value of Buildings</b>				

**8. Services** (please mark answer)

**Electricity**  Yes  No      **School Bus:**  Yes  No      **Phone:**  Yes  No

**9. Other Improvements**

Orchard: \_\_\_\_\_ ha of \_\_\_\_\_  
 Irrigation: \_\_\_\_\_ ha flood \_\_\_\_\_ ha sprinkler \_\_\_\_\_ ha trickle  
 Other: \_\_\_\_\_

**VALUATION** (Estimated value of station based on sales of comparable properties)

Lease and structural improvements including buildings, fences and water	\$
Livestock	\$
Plant	\$
Total WIWO value	\$
<b>Total Fair Market Value as at Date of Transaction</b>	<b>\$</b>

**COMMENTS** (any additional matters affecting value e.g. seasonal conditions etc)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

