

RE: change of address

From: [REDACTED]
To: AA and WJ BRAUER [REDACTED]
Date: Tue, 30 Jun 2009 17:01:04 +1000
Attachments: Map 1.pdf (173.33 kB); Map 2.pdf (90.88 kB)

Wendy,

Sorry to take so long to get back to you but wanted to confirm a couple of details with Paul and also confirm with him that it was OK to let you know what he is planning.

Have attached a couple of maps and some property details.

Very confidentially at this stage I have spoken to Paul Wright and he and Marina are interested in a portion of the property and the vendor is not interested in selling a portion. Paul is interested in approx 5,000 acres of the freehold which would leave approx 8,600 freehold plus the 3,800 leasehold.

Vendor is apparently looking for somewhere around \$350/ac (too much??) for the freehold country with, I would expect, minimal value apportioned to the leasehold. That would make your purchase price around \$3.0m (@ \$350) and carry 6 – 700 breeders??? Paul seemed to think that the portion he is not looking to buy contains the better country and also all infrastructure. You probably already know but Paul used to own Jamberoo.

The offer is currently with Paul at the moment and property has not yet been listed with an agent.

I just think their might be a mutual agreement that would suit all 3 parties (Wright, Brauer and Campbell) here. It would appear to fit your price range and at least you know you would have 1 good neighbor with knowledge of the country. If you are interested I might get you to email Paul & Marina direct to discuss as I will be out of the office for the next couple of days.

I'm going up with Paul tomorrow (Wed 1st) to have a look at the property and have also been over the property previously. Apparently there are a number of other interested parties but at the moment it would appear that Paul still holds the offer possibly jointly with you. The property would need to be surveyed and split but should not be an issue.

Regards

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From: AA and WJ BRAUER [REDACTED]
Sent: Monday, 29 June 2009 4:27 AM
To: [REDACTED]
Subject: Re: change of address

More information would definitely be helpful and I will give this email to Adrian.

Thanks so much for keeping us informed. Adrian is great mates with Marina, I'm sure he must have told you. She is keeping a horse for him while we are here.

Look forward to the details.

Wendy Brauer