

Great Northern Highway, Derby, WA 6728

Other For Sale

Saturday, 27 April 2024

Great Northern Highway, Derby, WA 6728

Type: Other



Greg Smith

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Expressions Of Interest

This is a unique opportunity to acquire a vertically integrated beef enterprise in the heart of the Western Australian beef industry comprising of:

- Yeeda Station
- Mt Jowlaenga Station (collectively 'the Yeeda Aggregation')
- Kimberly Meat Company Abattoir ('KMC')
- Kimberley Properties ('KPP') eight residential properties in Broome and Derby
- Associated Plant and Equipment
- Conditionally Registered HIR Carbon Project

The Yeeda Aggregation is a highly productive beef enterprise in its own right. It was the first station taken up in the Kimberley and is uniquely placed at the mouth of the Fitzroy River and Yeeda Creek, with extensive flood out country producing high quality grazing suitable for breeding, growing and fattening cattle. With a current potential carrying capacity of 22,990* cattle units, there is scope to increase the potential carrying capacity with additional capital works (subject to approval). KMC is the only northern Australia export accredited abattoir and is licenced to process up to 77,000 animals per annum. KMC is situated adjoining Yeeda Station on the Great Northern Highway approximately 100km South West of Derby, Western Australia. KMC could be the future of beef processing for the North Australian Cattle industry as it provides an alternative market to the live export industry and an avenue to market for non-live export type cattle. KMC's location provides it with a strategic competitive advantage in the North Australian Cattle industry. Alternative processing plants are 2,000km* south, incurring significant transport costs and increased risk of animal welfare concerns. KPP owns eight residential properties across Broome and Derby – nearby population centres to KMC's abattoir. The properties provide a range of accommodation suitable for staff or private investment given the low vacancy rates across the two regional centres. Joint ownership of the Yeeda Aggregation, KMC and KPP provides the opportunity to optimise the operations of KMC as cattle may be drawn from the Yeeda Aggregation during the wet season when external supply is traditionally more difficult to access. The Yeeda Aggregation can also enable KMC to take advantage of favourable cattle buying opportunities as cattle may be purchased and held until suitable for processing. There are also holding yards and irrigation sites located in close proximity to KMC. The KPP properties and on-site single person accommodation may provide an incoming buyer with an immediate solution, in a tight rental market, for some of the accommodation needs of the workforce necessary for the assets. The Yeeda Aggregation, KMC and KPP present a strategic opportunity to any large existing beef producer, meat processor or investor seeking entry into the Australian beef production chain.

- Current rated potential carrying capacity of 22,990* CU.
- 473,608ha* of pastoral lease and 2,009Ha* freehold
- Abattoir with licenced annual capacity of 77,000* animals and on site accommodation
- 8 residential properties across Broome and Derby
- Walk-in Walk-out sale (13,800* head counted in partial muster in Oct 2023)
- Several centre pivot sites
- Extensive seasonal surface water, including frontage to the Fitzroy River and Yeeda Creek. Currently 26 bores servicing 39 water points plus 13 permanent dams and water holes
- Potential to increase carrying capacity and processing capability (STA)
- Conditionally registered 25-year HIR carbon project estimated 288,000* ACCU potential
- Offers will be accepted for the whole or pastoral and processing assets separately.

First round Expressions of Interest closing 4pm (AWST) 17 May 2024.*Approximately