

# COUNTRY PROPERTY MARKET

## TABLE 14

### COASTAL GRAZING

Land value for typical property.  
(C = Cattle)

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
BEGA	379	200.C	519,000	466,000	535,000	668,000	1,050,000	1,050,000	0%
BONALBO	535	180.C	255,000	255,000	267,000	280,000	462,000	531,000	15%
DUNGOG	168		390,000	385,000	481,000	625,000	687,000	755,000	10%
GRAFTON	1042		486,000	437,000	458,000	595,000	665,000	698,000	5%
KEMPSEY	472	320.C	374,000	374,000	374,000	448,000	492,000	565,000	15%
MORUYA	143	100C	357,000	384,000	499,000	548,000	602,000	602,000	0%
NOWRA	58	60.C	420,000	582,000	814,000	1,220,000	1,220,000	1,220,000	0%
SCONE	476	175.C	356,000	462,000	642,000	802,000	866,000	1,050,000	21%
SINGLETON	764	300.C	513,000	650,000	747,000	1,080,000	1,290,000	1,410,000	9%
TAREE	742	400.C	750,000	750,000	1,120,000	1,280,000	1,280,000	1,470,000	15%
BEGA	122		337,000	354,000	495,000	569,000	665,000	665,000	0%
DENMAN	74		253,000	305,000	366,000	519,000	648,000	816,000	26%
DORRIGO	146		347,000	499,000	548,000	657,000	657,000	722,000	10%
LISMORE	69		156,000	156,000	171,000	222,000	255,000	357,000	40%
SINGLETON	39		331,000	440,000	484,000	605,000	726,000	726,000	0%
TAREE	111		300,000	321,000	449,000	516,000	598,000	600,000	0%
<b>Average</b>			<b>384,000</b>	<b>426,250</b>	<b>528,125</b>	<b>664,625</b>	<b>760,188</b>		
<b>% Variation Over Previous Year</b>				<b>7%</b>	<b>24%</b>	<b>26%</b>	<b>14%</b>		
<b>Index (1996=100)</b>			<b>100</b>	<b>111</b>	<b>138</b>	<b>173</b>	<b>198</b>		