

COUNTRY PROPERTY MARKET

TABLE 16

WESTERN GRAZING

Land value for typical property.

(S = Sheep)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
BALRANALD	16,920	6,000.S	456,000	364,000	455,000	546,000	671,000	671,000	0%
BOURKE	25,056	6,000.S	93,600	87,000	130,000	169,000	194,000	318,000	64%
BREWARRINA	9,429	5,800.S	326,000	451000	563000	731000	731,000	881,000	21%
COBAR	13,991	4,800.S	97,000	54900	82300	106000	121,000	229,000	89%
HAY	5,290		360,000	522,000	652,000	912,000	1,090,000	1,090,000	0%
LIGHTNING RIDGE	7,822	4,100.S	202,500	267,000	293,000	351,000	386,000	463,000	20%
WENTWORTH	15,648	3,300.S	260,000	207,000	227,000	331,000	397,000	416,000	5%
WILCANNIA	33,476	5,100.S	98,300	96000	144000	187000	215,000	430,000	100%
Average			236,675	256,113	318,288	416,625	475,625	562,250	
% Variation Over Previous Year				6%	24%	31%	14%	18%	
Index (1996=100)			100	108	134	176	201	238	