

COUNTRY PROPERTY MARKET

TABLE 13

WHEAT PROPERTIES

Land value for typical property.

LOCALITY	AREA (Ha)	TONNES PER HA	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
ALBURY	456	2.80	715,000	720,000	864,000	1,030,000	1,230,000	1,470,000	20%
CONDOBOLIN	1,392	1.0	188,000	240,000	288,000	491,000	589,000	589,000	0%
COONAMBLE	568	2.0	99,000	108,000	108,000	128,000	157,000	235,000	50%
COOTAMUNDRA	289	4.5	490,000	614,000	767,000	1,220,000	1,460,000	1,600,000	10%
COWRA	247	2.75	268,000	422,000	506,000	708,000	885,000	885,000	0%
DUBBO	696	1.6	270,000	317,000	364,000	527,000	685,000	685,000	0%
GILGANDRA	762	2.0	267,000	322,000	402,000	554,000	775,000	775,000	0%
GOOLGOWI	4,582	1.2	727,000	1,050,000	1,310,000	1,830,000	2,190,000	2,190,000	0%
GRENFELL	253	1.8	72,200	91,300	109,000	152,000	197,000	197,000	0%
INVERELL	465	1.7	309,000	353,000	391,000	512,000	732,000	732,000	0%
JUNEE	453	3.75	567,000	716,000	787,000	1,370,000	1,640,000	1,640,000	0%
MOREE	1,100	1.9	651,000	1,060,000	1,160,000	1,250,000	1,430,000	2,300,000	61%
NARRABRI	518	2.2	276,000	409,000	409,000	441,000	538,000	645,000	20%
NARROMINE	865	2.0	271,000	299,000	358,000	537,000	779,000	779,000	0%
PARKES	465	1.8	313,000	344,000	415,000	585,000	585,000	585,000	0%
TAMWORTH	305	1.7	271,000	323,000	323,000	397,000	452,000	600,000	33%
WALGETT	2,350	1.0	550,000	1,030,000	1,267,000	1,267,000	1,450,000	1,590,000	10%
Average			370,835	495,194	578,118	764,647	927,882		
% Variation Over Previous Year				4%	17%	32%	21%		
Index (1996=100)			100	134	156	206	250		
Tonnes Per Hectare = Typical Average Production									