

Information Memorandum **FOR SALE**

Under Instructions from Swickers Kingaroy Bacon Factory Pty Ltd



Protein Extract Plant



(Equipment located at Swickers Kingaroy Bacon Factory
206 Kingaroy Barkers Creek Road, Kingaroy Qld Aust)

**Expressions of Interest including Firm Offers to
Purchase Are Invited**

Closing 3.00pm AEST Thursday 21st June 2012

c/- Offices of the Agents for the Vendor

(Neither The Highest Nor Any Offer Necessarily Accepted)

Inspections by appointment only with the Marketing Agents, enquiries to:

Graham Messer Industrial Auctioneers and Valuers (As Agents for the Vendor)

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Contact-

Graham Messer: Mobile 0417 771 642 Email: graham@grahammesser.com.au

Brian Nicholson: Mobile 0418 722 714 Email: nicholson.valuations@gmail.com

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Association of Australia (inc)
Australian Property Institute

Table of Contents

1.0	Disclaimer	3
2.0	Introduction	4
3.0	Method of Sale	4
4.0	Goods & Services Tax (GST)	4
5.0	Enquiries and Inspections	4
6.0	Terms of Payment	5
7.0	Notice to Prospective Purchasers	5
8.0	Removal	6
9.0	Performance Bond	6
10.0	Form of Offer to Purchase	7
11.0	Inventory of Equipment Offered for Sale	8

1.0 Disclaimers

- i. The assets will be sold as they stand with all faults and defects existing therein whether the same are apparent or ascertainable on inspection or not, and with no warranty or representation (express or implied) whatsoever as to the quality or fitness for its purpose. All details are approximate only and are subject to verification on inspection by intending purchasers.
- ii. The agents and the Principals for whom they act give notice that whilst every care has been taken in the preparation of this material it is given without any responsibility being accepted and intending purchasers should satisfy themselves as to the truth and accuracy of all information in these particulars by their own searches, inspections, enquiries, advices or as otherwise necessary.
- iii. The assets are offered on an "as-is-where is" basis. Interested parties must conduct their own thorough examination of the equipment, and must not rely on any representation of the vendor or the vendor's agent whether written, verbal or otherwise.
- iv. Note: the vendors and the marketing agents acting for the vendors, reserve the right to withdraw any or all of the assets from sale without prior notice.
- v. Neither the highest nor any offer necessarily accepted.
- vi. The vendor reserves the right to accept any offer/s prior to the closing date for Expressions of Interest

2.0 Introduction

Graham Messer Industrial Auctioneers and Valuers, in association with Nicholson Valuations and Chamberlain Valuation and Auction Services, as agents for the vendor Swickers Kingaroy Bacon Factory, are offering for sale the protein extract plant located at Swickers Bacon Factory.

The assets are located at 206 Kingaroy Barkers Creek Road, Kingaroy, Queensland, Australia.

The protein extract plant was first installed in 2003. The plant operated continuously from 2003 to 2008. It was recommissioned in 2011 and operated by an independent contractor until early 2012.

It has the capacity to produce 4 to 5 tonne of finished product per day.

Whilst the plant has recently been used for processing pork products it can be adapted for processing beef, fish and chicken.

The plant could be adapted to extract many products provided that they are taken out in a liquid phase. Other potential products for processing could be milk, fruit, vegetables etc.

This is an opportunity to purchase a well constructed protein extract plant at a fraction of the cost of a new plant.

The plant has been and continues to be well maintained.

3.0 Method of Sale

Offers to purchase are invited and should be submitted in the specified format set out in Appendix 'I' and posted in a sealed envelope, clearly marked 'Swickers Protein Extract Plant Expression of Interest'.

**Expressions of Interest including Firm Offers to Purchase Close
3.00pm AEST Thursday 21st June 2012
c/- Graham Messer Industrial Auctioneers and Valuers
Agents for the Vendor
PO Box 5541
Brendale QLD 4500**

(neither the highest nor any offer necessarily accepted)

The assets are offered on an "as-is where-is" basis, Ex Swickers Bacon Factory, 206 Kingaroy Barkers Creek Road, Kingaroy, Queensland.

4.0 Goods and Services Tax (GST)

The assets will be sold on the basis of plus GST, if GST is applicable.

5.0 Enquires and Inspections

Inspections are available by prior arrangement with the marketing agents; Prospective purchasers seeking further information should contact:

Office Ph: +61(0)7 3256 4942
Fax: +61(0)7 3861 5906

Graham Messer Mobile: 0417 771 642
Email: graham@grahammesser.com.au

Brian Nicholson: Mobile 0418 722 714
Email: nicholson.valuations@gmail.com

Jim Chamberlain: Mobile 0412 448 744
Email: jimchamberlain@bigpond.com

6.0 Terms of Payment

The successful purchasers may be informed of acceptance of offer by telephone, email, facsimile, or letter.

Upon acceptance of the successful offer, payment of the price offered is to be made in Australian currency. Full payment is required prior to collection.

7.0 Notice to Prospective Purchasers

Inspections will be conducted by appointment only with the marketing agents. All persons attending are notified that they will have to operate within the Swickers safety guidelines and comply with the provisions of the Workplace Health and Safety Act (QLD) and the Regulations made pursuant to the Act.

Fully covered footwear must be worn at all times. Persons attending are advised that they should at all times be accompanied by a Swickers representative.

Any person attending shall be deemed to be there at his or her own risk. No persons shall have any claim against the Vendors, their agents, employees or principals for any injury sustained nor for damages to or loss of property which may occur from any cause whatsoever.

8.0 Removal

Removal of plant will be co-coordinated by Swickers personnel. Following settlement by the purchaser a strategic plan will be developed to ensure a speedy and smooth removal of assets.

In this regard particular attention is drawn to the provisions of the Workplace Health and Safety Act (QLD) and the Regulations made pursuant to the Act.

All dismantling and removal costs will be at the purchaser's expense. Contractors will need to be approved by Swickers management prior to the commencement of dismantling and removal of items.

9.0 Performance Bond

Prior to commencing removal of the plant, the successful purchaser will be required to pay a performance bond (to be determined by Swickers) to ensure that the equipment is removed in an orderly manner and that no damage is caused to the existing buildings.

The bond will be fully refunded on completion of the satisfactory removal of the plant.

Swickers reserve the right to determine as to what is "satisfactory" removal.

10.0 Form of Offer to Purchase

Protein Extract Plant

SUBMIT TO: Graham Messer Industrial Auctioneers and Valuers
PO Box 5541
Brendale QLD 4500

Offer for and on behalf of:

State Full Trading Name (Block Letters)

(Address of Proponent) Postcode: _____

(Postal Address of Proponent) Postcode: _____

(_____) _____ (_____) _____ (_____) _____
Telephone No. Mobile Phone No. Facsimile No.

Email

Executed by the Proponent

This _____ day of _____ 2012

I/we hereby offer to purchase the above equipment at the price offered as per the attached schedule.

* Signature: Official Position Held

(Name in Block Letters) *(Contact No.)*

Plant Listing

Bar Code Number	Prime Location	Secondary Location	Make	Model/Size	Description	Serial Number
40004517	Bone Extract Plant	Extraction Room	Unbranded		Conveyor, stainless steel, elevating, mobile	
40004518	Bone Extract Plant	Extraction Room	Han Sung		Bone breaker, stainless steel, supports and access	
40004519	Bone Extract Plant	Extraction Room	FALLSDELL	500025/2121 (2,000mm dia x 2,100mm high)	Tank, stainless steel evaporative feed with jacket, stirrer, supports and access	
40004520	Bone Extract Plant	Extraction Room	FALLSDELL	1,600mm dia x 2,100mm high	Tank, stainless steel evaporative feed with stirrer, supports and access	
40004501	Bone Extract Plant	Extraction Room	Unbranded	1,200mm dia x 2,100mm high	Tank, stainless steel separator feed with stirrer, supports and access	
40004505	Bone Extract Plant	Extraction Room	Unbranded	500mm dia x 500mm high	Tank , stainless steel buffer with lid, supports	
40004504	Bone Extract Plant	Extraction Room	Unbranded	40mm	Pump, stainless steel with drive and supports	
40004502	Bone Extract Plant	Extraction Room	APV	20/15, 2.2kW	Pump, stainless steel with drive and supports	WS.03.014
40004503	Bone Extract Plant	Extraction Room	APV	W22/20, 2.2kW	Pump, stainless steel with drive and supports	A0150
40004506	Bone Extract Plant	Extraction Room	Unbranded	600mm dia x 600mm high	Tank, stainless steel buffer with supports	
40004507	Bone Extract Plant	Extraction Room	APV	50/8, 4kW	Pump, stainless steel with drive and supports	
40004508	Bone Extract Plant	Extraction Room	APV	H7, 40 plates	Heat exchanger, plate type	S8454
40004509	Bone Extract Plant	Extraction Room	APV	60 plates	Heat exchanger, plate type	
40004510	Bone Extract Plant	Extraction Room	APV	100 plates	Heat exchanger, plate type	
40004522	Bone Extract Plant	Extraction Room	Unbranded	600mm dia x 1,500mm high	Evaporator, stainless steel first effect with supports	
40004527	Bone Extract Plant	Extraction Room	Unbranded	600mm dia x 1,500mm high	Evaporator, stainless steel second effect with supports	
40004521	Bone Extract Plant	Extraction Room	APV	50/8, 4kW	Pump, stainless steel with drive and supports	A0153
40004523	Bone Extract Plant	Extraction Room	APV	50/8, 4kW	Pump, stainless steel with drive and supports	A0154
40004524	Bone Extract Plant	Extraction Room	APV	22/20, 3kW	Pump, stainless steel with drive and supports	A0158
40004525	Bone Extract Plant	Extraction Room	APV	50/8, 7.5kW	Pump, stainless steel with drive and supports	A0155
40004526	Bone Extract Plant	Extraction Room	APV	DM3/030/10	Pump, stainless steel with drive and supports	10001120
40004528	Bone Extract Plant	Extraction Room	GEA	MSE-55-01-177	Separator centrifugal with drive	1723-185
40004529	Bone Extract Plant	Extraction Room	GEA	OSD18-01-007	Separator centrifugal with drive	9011-528
40004531	Bone Extract Plant	Extraction Room	APV	DM1/003/7.5, 7.5kW	Pump, stainless steel with drive and supports	
40004530	Bone Extract Plant	Extraction Room	Unbranded	1,220mm dia x 1,500mm high	Tank, stainless steel oil with jacket, stirrer, supports and access	
40004532	Bone Extract Plant	Extraction Room	APV	22/20, 1.1kW	Pump, stainless steel with drive and supports	A01489
40004533	Bone Extract Plant	Extraction Room	Unbranded	1,220mm dia x 1,200mm high	Kettle, stainless steel with stirrer and supports	
40004535	Bone Extract Plant	Extraction Room	APV	DW/039/20	Pump, stainless steel with drive and supports	10001175
40004534	Bone Extract Plant	Extraction Room	APV	22/20, 2.2kW	Pump, stainless steel with drive and supports	A0045
40004536	Bone Extract Plant	Extraction Room	Unbranded	1,100mm dia x 700mm high	Tank, stainless steel with lid, supports	
40004540	Bone Extract Plant	Extraction Room	MATTHEW HALL	200mm dia x 2,500mm high, 150psig	Condenser, stainless steel, shell and tube type	
40004537	Bone Extract Plant	Extraction Room	Unbranded	600mm dia x 3,600mm long	Condenser, stainless steel, shell and tube type	
40004538	Bone Extract Plant	Extraction Room	APV	22/20, 2.2kW	Pump, stainless steel with drive and supports	
40004541	Bone Extract Plant	Extraction Room	Unbranded	750mm dia x 915mm high	Tank, stainless steel mobile	
40004539	Bone Extract Plant	Extraction Room	Unbranded		Contents	
40000389	Bone Extract Plant	Office 2	DELL		Computer, desktop	
40000390	Bone Extract Plant	Office 2	DELL		Computer, desktop	
40004542	Bone Extract Plant	Office 2	Unbranded		Communications rack with swith and patch panels	
40004544	Bone Extract Plant	Blending Room	Unbranded	1,500mm dia x 1,830mm high	Tank, stainless steel blend 1, with stirrer, supports and access	
40004545	Bone Extract Plant	Blending Room	Unbranded	1,500mm dia x 1,830mm high	Tank, stainless steel blend 2, with stirrer, supports and access	
40004546	Bone Extract Plant	Blending Room	Unbranded	22kW	Homogeniser, stainless steel cased with supports	
40004547	Bone Extract Plant	Blending Room	APV	20/15, 2.2kW	Pump, stainless steel with drive and supports	WS.03.015
40004548	Bone Extract Plant	Blending Room	APV	60mm	Pump, stainless steel with drive and supports	
40004549	Bone Extract Plant	Blending Room	APV	60mm	Pump, stainless steel with drive and supports	
40000426	Bone Extract Plant	Blending Room	ISHIDA	IWX, 15/30kg	Scale, digital platform	
40000427	Bone Extract Plant	Blending Room	ISHIDA	MT-150W, 30kg	Scale, digital platform	
40004550	Bone Extract Plant	Blending Room	FLEXPACK	ESA VT555W	Filling machine, single head	
40000451	Bone Extract Plant	Blending Room	Unbranded	800mm wide x 2,400mm long	Shelf, stainless steel mobile	
40004551	Bone Extract Plant	Blending Room			Contents	
40004555	Bone Extract Plant	Cooking Room	Unbranded	1,800mm dia x 1,300mm long	Tumbler, stainless steel bone, with 6 x drums, hydraulic tipping, supports and access	
40004556	Bone Extract Plant	Cooking Room	DIGI		Scale, digital inground platform	
40004557	Bone Extract Plant	Cooking Room	Unbranded	2,000mm dia x 3,300mm high	Tank, stainless steel soak with supports and access	
40004558	Bone Extract Plant	Cooking Room	LAGARDE	2,000mm dia x 3,300mm high, 450kPa	Cooker, stainless steel with hydraulic lid, supports and access	P.02.109
40004559	Bone Extract Plant	Cooking Room	LAGARDE	2,000mm dia x 3,300mm high, 450kPa	Cooker, stainless steel with hydraulic lid, supports and access	P.02.110
NBC	Bone Extract Plant	Cooking Room	Unbranded		Hoist, overhead electric chain, pendant and remote control	
40004560	Bone Extract Plant	Cooking Room	APV	22/20, 1.5kW	Pump, stainless steel with drive and supports	A0151
40004561	Bone Extract Plant	Cooking Room	APV	N35, 60 plates	Heat exchanger, plate type	S8455
40004562	Bone Extract Plant	Cooking Room	ROBUSCHI	50mm	Pump, stainless steel with drive and supports	
40004563	Bone Extract Plant	Cooking Room	APV	WS44/50, 11kW	Pump, stainless steel with drive and supports	WS.03.16
40004564	Bone Extract Plant	Cooking Room	APV	WS35/35, 5.5kW	Pump, stainless steel with drive and supports	A0156
40004565	Bone Extract Plant	Cooking Room	APV	WS35/35, 5.5kW	Pump, stainless steel with drive and supports	A0282
40004566	Bone Extract Plant	Cooking Room	HIPEX	250mm dia x 2,100mm high	Heat exchanger, stainless steel shell & tube type	
40004569	Bone Extract Plant	Cooking Room			Contents	
40004570	Bone Extract Plant	Outside	AQUA COOL	MSS165	Tower water cooling with supports and access	N2452
40004571	Bone Extract Plant	Outside	GRUNDFOS	2EMFD140, 22kW	Pump, multitage with drive	
40004572	Bone Extract Plant	Outside	REZITECH	50mm	Pump, centrifugal with drive	
40004573	Bone Extract Plant	Outside	F.G. WILSON	PEP03, 40kVA	Generator, stand by with fuel tank.	FGWPEP03CDOA19441
40004574	Bone Extract Plant	CIP Plant	Unbranded	1,000mm dia x 1,400mm high	Tank, stainless steel water with supports	
40004575	Bone Extract Plant	CIP Plant	Unbranded	1,830mm dia x 1,830mm high	Tank, stainless steel water with supports	
40004576	Bone Extract Plant	CIP Plant	Unbranded	1,830mm dia x 1,830mm high	Tank, stainless steel water with supports	
40004577	Bone Extract Plant	CIP Plant	Unbranded	2,400mm dia x 3,500mm high	Tank, stainless steel insulated with supports	

Bar Code Number	Prime Location	Secondary Location	Make	Model/Size	Description	Serial Number
40004578	Bone Extract Plant	CIP Plant	APV	35/35, 4kW	Pump, stainless steel with drive and supports	A0147
40004580	Bone Extract Plant	CIP Plant	APV	35/55, 7.5kW	Pump, stainless steel with drive and supports	
40004581	Bone Extract Plant	CIP Plant	Unbranded	800mm dia x 1,200mm high	Tank, stainless steel with lid, supports	
40004582	Bone Extract Plant	CIP Plant	PUMP ENGINEERING	CR5-11	Pump, multistage with drive	03512
40004583	Bone Extract Plant	CIP Plant	ATLAS COPCO	ZT15	Compressor air with drive	AH702812
40004584	Bone Extract Plant	CIP Plant	ATLAS COPCO	SF4	Compressor air with drive	AH612866
40004585	Bone Extract Plant	CIP Plant	ATLAS COPCO	CD4	Dryer, refrigerated air	810096
40004586	Bone Extract Plant	CIP Plant	MARTINSON	500mm dia x 1,830mm high	Receiver, mild steel air	
40004587	Bone Extract Plant	CIP Plant	MARTINSON	800mm dia x 1,900mm high	Receiver, mild steel air	
40004588	Bone Extract Plant	CIP Plant			Contents	
NBC	Bone Extract Plant	Items Taken Throughout			The electrical reticulation throughout	
NBC	Bone Extract Plant	Items Taken Throughout			The process piping throughout	
NBC	Bone Extract Plant	Items Taken Throughout			The process instrumentation throughout	





