

Information Memorandum

FOR SALE FOR REMOVAL

Under Instructions from Swickers Kingaroy Bacon Factory Pty Ltd
Account Sunpork Processing Pty Ltd



Abattoir and Meat Processing Plant and Equipment Pittsworth Abattoir



(Equipment located at Pittsworth Abattoir Boundary Street, Pittsworth Qld Aust)

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

Offers Close – 12noon Wednesday 26th November 2014

At the 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)

PO Box 5541 Brendale QLD 4500

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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 as agents for the vendor Swickers Kingaroy Bacon Factory Account Sunpork Processing, are offering for sale for removal the abattoir and meat processing plant and equipment located at Pittsworth Abattoir.

The assets are located at Boundary Street, Pittsworth, Queensland, Australia.

The contents of the abattoir are offered for sale, for removal as a total package only on an as is where is basis.

Offers for individual items will not be considered by the vendors.

Whilst the abattoir ceased production some time ago, the equipment is still in reasonable condition.

A detailed plant inventory, forms part of this document.

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 'Pittsworth Abattoir and Meat Processing Equipment Expression of Interest'.

Expressions of Interest including Firm Offers to Purchase Are Invited
Offers Close – 12noon Wednesday 26th November 2014
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 Pittsworth Abattoir, Boundary Street, Pittsworth, 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

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 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 representative of the marketing agents.

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 the marketing agents. 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.

All equipment is to be removed within sixty (60) days of acceptance of offer.

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 owners) to ensure that the equipment is removed in an orderly manner.






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

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

10.0 Buyer's Premium

A Buyer's Premium of 10% plus GST will be charged against all purchases.

Pittsworth Abattoir

	Stock Yard Area
	Mild steel framed, timber floored unloading ramp with electric operated winch, 6,500mm long x 1,000mm wide
	Mild steel outside stock yards comprising of approx. 50 panels each 2,300mm wide x 1,500mm high with 7 x gates and 3 x concrete water troughs each 1,800mm dia.
	Mild steel and timber with mesh decking small stock covered holding yard 256m2 with access ramp, 15 x galvanized holding pens, 15 x automatic watering troughs, zincalume roof
	Undercover cattle holding yard 350m2 comprising 40 x mild steel panels each 2,300mm wide x 1,500mm high with 5 x automatic water trough, stainless steel floor mounted spray system
	Mild steel framed, galvanized paneled large stock race 900mm wide x 20,000mm long with 5 capture gates


Pittsworth Abattoir

	<p>Mild steel framed, galvanized paneled small stock race 500mm wide x 12,000mm long with diverter gate</p>
	<p>FRILEC Mild steel framed small stock restraining conveyor 500mm wide x 4,000mm long with electric motor drive</p>
	<p>Mild steel horizontal air receiver 500mm dia x 1,700mm long</p>
	<p>Stainless steel hand wash station</p>
	<p style="text-align: center;">Laundry</p>
	<p>WHIRLPOOL type 110 heavy duty washing machine 8.2kg capacity</p>






Pittsworth Abattoir

	<p>WESTINGHOUSE model LD505E clothes dryer</p>
	<p>MAYTAG model MDC709T bench top clothes dryer 7kg capacity</p>
	<p>Sundry Items throughout laundry</p>
	<p>Wash Down Room</p>
	<p>2 x Stainless steel gut barrows</p>
	<p>Stainless steel apron wash bay, 4 station, 4,000mm long x 1,800mm high</p>






Pittsworth Abattoir

	<p>Stainless steel wash trough 2,500mm long x 400mm wide with stainless steel splash back, overflow tank 400mm dia x 500mm high</p>
	<p>Hand pallet hoist</p>
	<p>8 x Mesh lockers each six locker capacity</p>
	<p style="text-align: center;">Cleaners Store</p>
	<p>Sundry items in cleaners store</p>
	<p style="text-align: center;">Abattoir Entrance</p>
	<p>Stainless steel sink 2,400mm long x 500mm wide with stainless steel splash back, foot operated 4 station with overflow tank 400mm dia x 500mm high</p>
	<p>Stainless steel boot wash station 600mm wide x 1,500mm high</p>


Pittsworth Abattoir

	Large Stock Line
	<p>Mild steel cased large stock knocking box 700mm wide x 2,500mm long with pneumatic gate, mild steel access and landing platform</p> <p>Mild steel chain hoist with supports</p>
	<p>Mild steel drum winch with drive and stainless steel cover</p>
	<p>Stainless steel wash sink</p>
	<p>Mild steel/galvanized overhead large stock meat rail 50,000mm long with 2 x pneumatic carcass raisers, AND in line scale, overhead chain hoist with pendant control</p>
	<p>Stainless steel/galvanized changeover platform with 2 x wash stations, overflow tanks, access</p>






Pittsworth Abattoir

	<p>5 x Stainless steel/ galvanized pneumatically operated rise and fall stations with wash stands</p>
	<p>8 x Stainless steel wash stands</p>
	<p>ALFLEX model RFID panel reader with power supply and controls</p>
	<p>Stainless steel chute with canopy</p>
	<p>Mild steel fabricated hydraulically powered hide puller with hydraulic power pack</p>
	<p>Stainless steel chute with vent</p>






Pittsworth Abattoir

	<p>Stainless steel draining bay</p>
	<p>Stainless steel saw steriliser</p>
	<p>Stainless steel splash screen</p>
	<p>Stainless steel wash bench 900mm wide x 1,500mm long</p>
	<p>Stainless steel elevated wash stand, foot operated</p>
	<p>Stainless steel wash stand with bench</p>
	<p>Stainless steel chute 500mm wide x 2,600mm long</p>




Pittsworth Abattoir

	<p>Stainless steel cased in line scale display cabinet with RISTROM 5000 digital readout</p> <p>Stainless steel/galvanized work platform with steps</p>
	<p>Stainless steel chute with vent</p>
	<p>Small Stock Line</p>
	<p>14 x Stainless steel wash stations</p>
	<p>Stainless steel chute with vent</p>
	<p>Mild steel overhead gravity feed small stock meat rail 66,000mm long with pneumatic elevating section, digital in line scales</p>
	<p>Mild steel overhead motorized small stock meat rail 86,000mm long with changeover station, raising section, in line scales</p>

Pittsworth Abattoir

	<p>Stainless steel pneumatically operated fleece puller with rise and fall action</p>
	<p>2 x Stainless steel gut barrows</p>
	<p>Stainless steel/mild steel pig scalding/dehairing station with electric drive, pneumatic tilt mechanism, electric chain hoist, stainless steel outfeed table, work platforms</p>
	<p>Stainless steel framed evisceration pan conveyor 700mm wide x 5,500mm long with infeed and outfeed chutes, work platforms</p>
	<p>Stainless steel electric stimulation station with stimulator, wash down bay, work platform</p>
	<p>Stainless steel cased in line scale display cabinet with digital readout</p>
	<p style="text-align: center;">Cold Room/Store</p>
	<p>Galvanised gravity meat rail 30,000mm with changeover point</p>
	<p>3 Bays stainless steel shelving</p>




Pittsworth Abattoir

	Stainless steel gut barrow
	2 x Stainless steel gut barrows
	The quantity of new consumables including bandsaw blades, uniforms, boots, carton liners, lamb & beef clips, towel dispensers
	Hallway
	Galvanised meat rail lowerator 7,000mm long with motor drive and 9,000mm gravity meat rail
	Cold Room
	Mild steel gravity meat rail 8,000mm long
	Stainless steel bench 800mm wide x 1,500mm long
	Offal Room
	Stainless steel "L" shaped offal table 600mm wide x 1,830mm long







Pittsworth Abattoir

	<p>Stainless steel wash station</p>
	<p style="text-align: center;">Chiller 1</p>
	<p>Galvanised overhead large stock meat rail 50,000mm long</p>
	<p>Stainless steel gut barrow</p>
	<p style="text-align: center;">Chiller 2</p>
	<p>Galvanised overhead large stock meat rail 44,000mm long</p>
	<p>Stainless steel gut barrow</p>




Pittsworth Abattoir

	Chiller 3
	Galvanised overhead small stock meat rail 100,000mm long with changeover station
	Chiller 4
	Galvanised overhead small stock meat rail 100,000mm long with changeover station
	Marshaling Area
	Galvanised overhead meat rail 60,000mm long
	Load Out
	Galvanised meat rail 80,000mm long with powered lowerator, change over station, digital in line scale
	Stainless steel cased in line scale display cabinet with RANGER digital readout
	Small Stock Load Out
	Galvanised overhead meat rail 46,000mm long





Pittsworth Abattoir

	<p>Stainless steel two door work bench 1,800mm x 750mm with opening top</p>
	<p>ARGUS model KZB strapping machine</p>
	<p>AVERY BERKEL model HL122 digital platform scale</p>
	<p>Stainless steel dipping tank pneumatically operated</p>
	<p style="text-align: center;">Store Room</p>
	<p>THOMPSON Mk6 meat cutting band saw</p>
	<p>5 x Assorted stainless steel work benches</p>
	<p>2 Tier stainless steel shelf units</p>






Pittsworth Abattoir

	Load Out Office Entry
	Stainless steel wash stand
	Load Out Office
	Contents including desks, chairs, filing cabinets etc.
	Flammable Goods Store
	The quantity of poly pipe fittings
	Sundry items
	Contents of the shipping container including cartons, carton liners, strapping cord
	Shipping container 20' x 8'
	Shipping container 40' x 8'
	Stainless steel tank with mild steel jacket 2,600mm dia x 4,100mm long




Pittsworth Abattoir

	Refrigerated shipping container 20' x 8'
	Tripe Room
	Contents including tripe stand, stainless steel tables
	Inedible Offal Area
	Stainless steel wash stand
	Galvanised sluice 500mm wide x 5,200mm long with stainless steel collection hopper 900mm wide x 3,000mm long, mild steel cased motorized screw conveyor 150mm dia x 5,200mm long
	Galvanised sluice 400mm wide x 17,000mm long
	Mild steel cased screw conveyor 300mm dia x 4,000mm long with drive
	Stainless steel portable chute 600mm wide x 2,400mm long
	20 x Mild steel offal bins





Pittsworth Abattoir

	<p>Mild steel offal screw conveyor 300mm dia x 6,500mm long with drive, infeed chute, supports</p>
	<p>Mild steel cased twin screw hasher with drive and discharge chute</p>
	<p>Mild steel cased trammel screen 900mm dia x 4,000mm long with drive, stainless steel lined trough, supports</p>
	<p>Mild steel cased screw conveyor 300mm dia x 3,400mm long with drive, supports</p>
	<p>Mild steel skid mounted hide agitator with petrol engine drive</p>


Pittsworth Abattoir

	Hook Room
	4 x Stainless steel dip tanks with dipping cages
	The quantity of hooks
	Hide Reclaim
	Stainless steel framed belt conveyor 900mm wide x 1,200mm long with drive and supports
	Mild steel framed belt conveyor 700mm wide x 12,000mm long with drive
	Adjacent Area
	Stainless steel blood tank 1,300mm wide x 2,400mm long with motorized pump set
	Stainless steel spray water tank 3,000mm dia x 2,000mm high with GRUNDFOS motorized pump set

Pittsworth Abattoir

	<p>2 x Stainless steel wedge bar screens 1,800mm wide x 1,000mm high</p>
	<p>Mild steel tallow tank 2,600mm dia x 3,300mm high with supports</p>
	<p>Mild steel free standing tank 1,100mm dia x 3,500mm high</p>
	<p>GRUNDFOS motorized multi stage vertical pump</p>
	<p>Stainless steel tank 3,000mm dia x 3,600mm high</p>
	<p>Mild steel elevated diesel tank with supports</p>

Pittsworth Abattoir

	Workshop
	FORD model L555 skid steer loader with 1,600mm wide hydraulically operated bucket
	Mild steel framed rotary slasher, hydraulically operated (mounting suitable for skid steer loader)
	EUROLIFTER pallet hoist 2,500kg capacity
	TRADE QUALITY drill press 32mm
	Other contents throughout workshop including small tools, workbenches, motors, gear boxes, shelving and sundry items
	Outside Workshop and General Yard Area
	DIAHATSU model Delta tip truck
	Stainless steel pig dehairer and associated equipment
	The sundry equipment located in the general area including stainless steel benches, conveyor screw, motors, gearboxes, seed drill, utility, wall panels, etc.
	Exclusions are power and water reticulation, dam pumps, bore pumps, water tanks, fencing, buildings and demountables, main office furniture and equipment, transformers, switchboards, power lines, refrigeration equipment.