

An aerial photograph of a desert landscape. In the foreground, there is a small settlement with several buildings, including a large white one and a smaller green one. A dirt road winds through the area. In the background, there are two prominent, rounded mountains under a blue sky with scattered white clouds. The ground is covered in sparse, low-lying vegetation and patches of red soil.

*Elders*

# Mt Zeil Wilderness Park

Information Memorandum  
August 2023

# SALE DETAILS

The gateway to the NT's highest peak and a tranquil outback oasis.

**Mt Zeil Wilderness Park For Sale by Best Offers.**

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Highest and best offers to be submitted to [herbie.neville@elders.com.au](mailto:herbie.neville@elders.com.au) by the 19/09/2023 (If not sold prior).

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Please include your full name, the full name of the purchaser entity (if different), address and relevant contact details.

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Also please include your ACN/ABN, your preferred settlement date and any conditions that may pertain with your offer.

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## EXCLUSIVE SELLING AGENTS

**Herbie Neville**

**Company Agent**

[herbie.neville@elders.com.au](mailto:herbie.neville@elders.com.au)

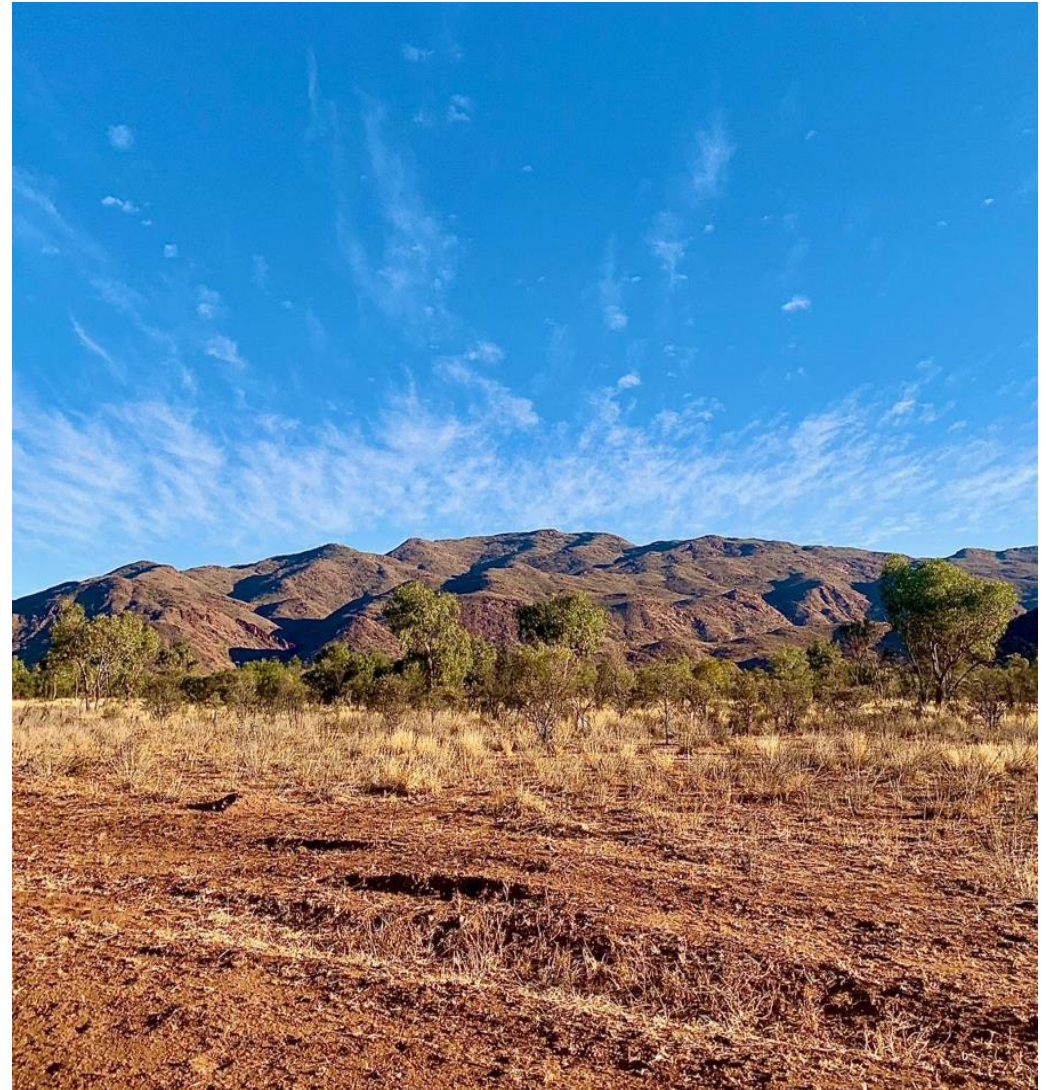
M: 0409 696 354

Sat Phone: 0147 157 064

Licensed Business Agent NT AL 553

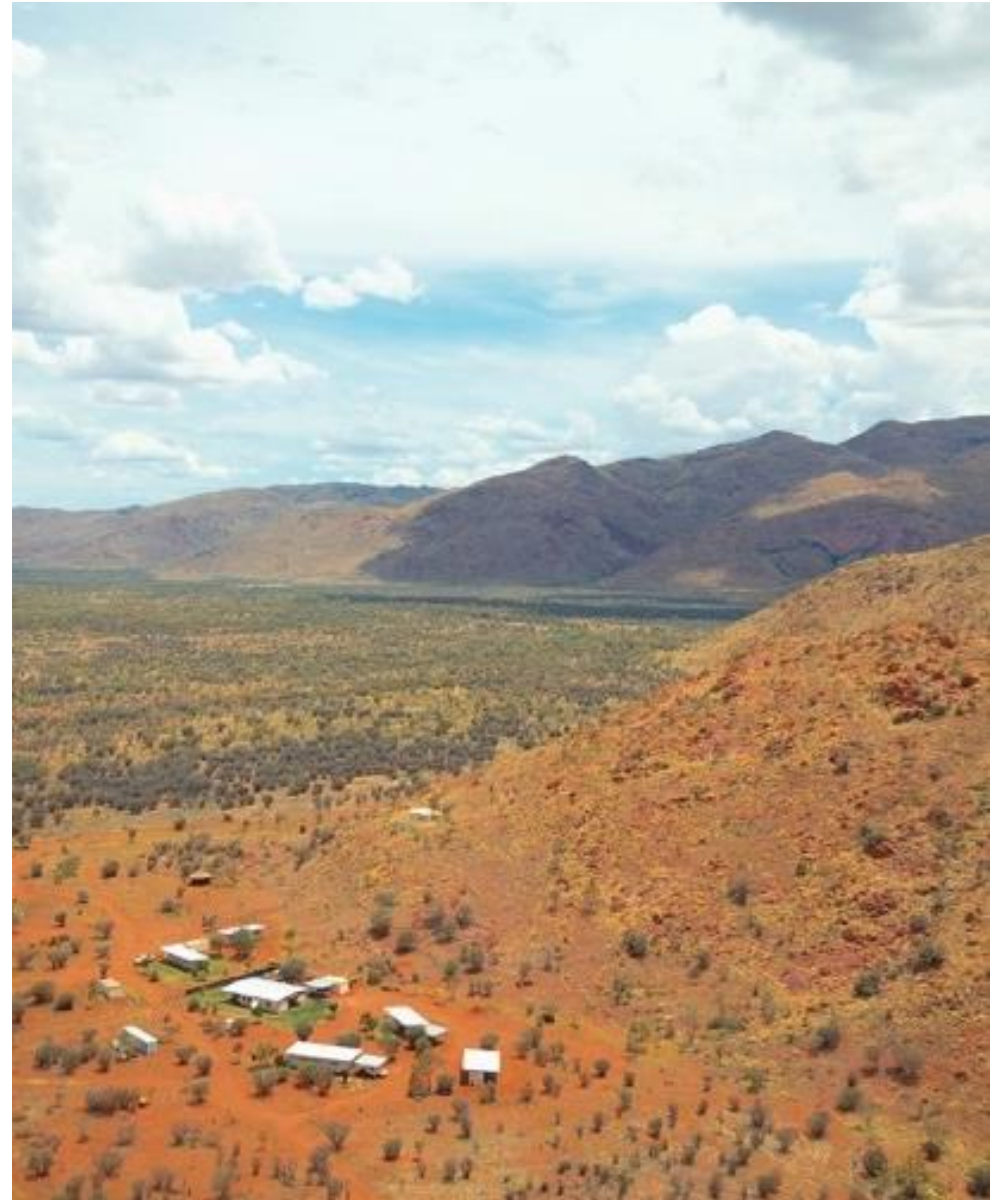
Licensed Auctioneer NT AUC 159

Registered Land Agent (SA) RLA 241478



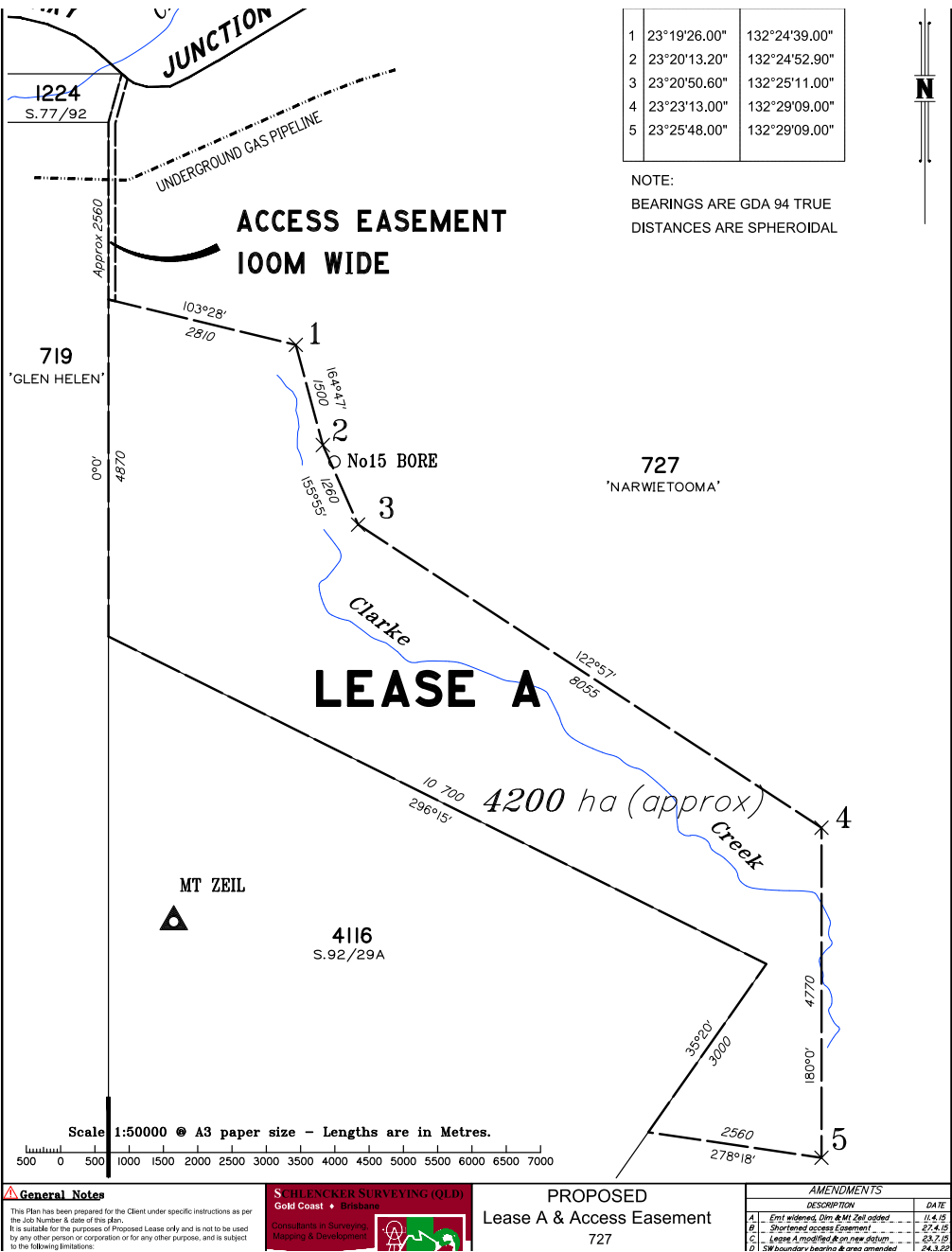
# KEY FEATURES

- 3 Residences
- Guest Facilities
- Village
- M'Bunghara Community
- M'Bunghara Art Gallery
- Camp Sites, Power, water supply & storage
- The Park
- Communications
- Access via Road or Airstrip
- Mount Zeil is the highest mountain west of the Great Dividing Range



## LAND TENURE

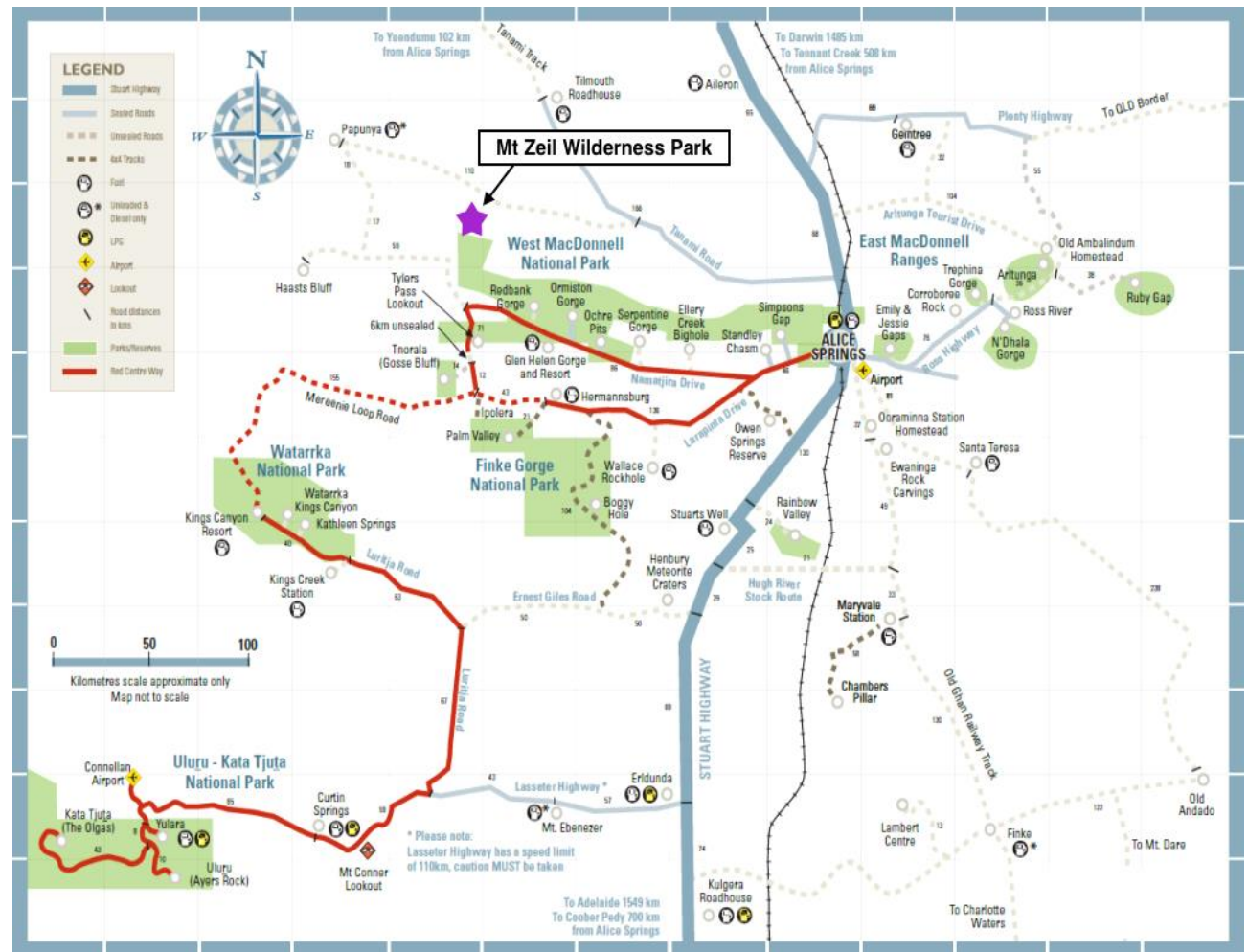
This incurs a peppercorn rental to Narwietooma Station, Perpetual Pastoral Lease 1019



# LOCATION

Mt Zeil Wilderness Park is situated 200 km north west of Alice Springs. The 4200 hectares of private land is set in the foothills and plains to the north of Mt. Zeil in the Western MacDonnell Ranges. Mt Zeil is the highest peak in the NT and the Highest peak west of the Great Dividing Range.

The Park is centrally located and has road access to Alice Springs, Newhaven Australian Wildlife Sanctuary via Papunya and the Mereenie loop via Haasts Bluff to Kings Canyon and Ayer's Rock.



# IMPROVEMENTS

## **Residence 1:**

The main residence consists of 2 air-conditioned transportable buildings with a large, paved undercover courtyard connecting the two. The main building contains the master bedroom, bathroom, kitchen and lounge, the other has a large bedroom/school room, dining room and storeroom. The undercover, paved courtyard is complete with a large outdoor kitchen, dining and woodstove. The home is surrounded by lawns in a fully fenced yard and includes an above ground swimming pool, chicken coop, garden shed, single bay enclosed garage and 2 bay carport.

## **Residence 2:**

The second residence is an airconditioned self contained one-bedroom unit equipped with kitchen, lounge and a bathroom/laundry. It is covered by protective roof, has a paved patio, lawns and a two-bay carport.

## **Residence 3:**

The third residence is comprised of four airconditioned single ensuite rooms with paved patio, lawn and has a 2-bay carport.

## **Staff Communal Area:**

This airconditioned building houses indoor & outdoor kitchens, laundry, living areas and is complete with a paved undercover patio with lawn.

## **Guest Facilities**

The airconditioned Reception building contains an office and convenience store with fresh, frozen, and general supplies for both visitors and the local communities. There are two 20-foot shipping containers adjacent to the store for the store's inventory. There is also a separate toilet and shower facility available for public and campers use.

## **M'Bunghara Art Gallery**

This building contains two airconditioned offices and a gallery room which displays a collection of saleable art from the local area. The M'Bunghara community has produced famous artists such as Clifford Possum amongst others who helped found the Papunya Western Desert movement. The bough shed adjacent to the day use picnic area is used by local artists as a space to paint and interact with the public.



# UTILITIES

## Power

The village area runs off an underground, 3 phase, 240 V power network. There is currently a Yanmar 17kw and a Yanmar 33kw diesel generator that is operated in tandem to ensure a reliable and quiet electrical supply. The power network has been set up with the future possibility of installing solar power. There is currently a 10,000L diesel storage tank on site that is on a hire basis.

## Water Supply & Storage

Artesian water is supplied by three equipped water bores. The main bore, “Waudby”, has a solar array which automatically pumps the total water needed at variable speeds depending on requirements. There are two spare electric bores “Lucky” and Brownie which can be used as a backup supply. Three water tanks on the hill above the village provide over 100,000 litres of water storage which is then gravity fed into the village plumbing system and naturally pressurised.

There is also a booster pump and pipeline which supplies the Hillside campsites and serves as a backup water supply for the garden patch and shed area which is a kilometre away.

## COMMUNICATIONS

A repeater system is used to access the normal Telstra 3G phone network for use at the shed and the Village. The extensive campground is not covered by phone but has UHF coverage for safety purposes. Climbers climbing Mt Zeil will access Telstra service on the top.

The store and the shed both are connected to the Satellite NBN network via Bordernet.



# SHED AREA

The large 12mx24m Colourbond shed comprises a concreted workshop area, 3 drive through bays and an undercover, paved veranda. Two bays have also been enclosed to create a secure self-contained studio which includes a kitchen, dining, bedroom and office. It is complete with cladding, insulation and air conditioning. There are also laundry facilities outside underneath the veranda. Adjacent to the shed is a separate ablution block housing 2 bathrooms with a shower and toilet in each.

## Power

The shed is powered by a 3kw solar power system including state of the art Power Plus Lithium Iron eco batteries and inverter. There is a quiet Yanmar YH110 diesel generator that is used as a backup and when solar is not available.

## Water

The main bore “Murray” is powered by underground power from the shed and pumps water into 100,00L tanks on the hill. There are two 20,000L rainwater tanks at the shed to capture the rain run off.

## Workshop

There is a stand-alone 4 bay (12m x 24m) workshop with an open front and high roof which houses various machinery and equipment and serves as the maintenance hub for the park. The workshop is supplied with



# ACCESS

## Road

Road access from Alice Springs is via the sealed Tanami Road (150km) and the Kintore Road (50 km formed dirt road). This road is usable by conventional vehicles all year round, excluding rare flooding events which can limit it to 4WD only for short periods.

## Airstrip

It is serviced by a formed airstrip of 1100 meters giving access to the flying Doctor and private aircraft in all but extreme weather. Named the Dr George Aerodrome by the local community it has an arrival area with a bough shed and a raised flood proof area for hangar facilities



# VILLAGE

The “Village” area is located along the base of a ridgeline and encompasses the campground reception and convenience store, the day use picnic area, art centre and the staff residential area



# Camp Sites

There are thirteen Bush Campsites that are situated along a gum lined creek which are located at approximately 400m intervals from each other. The sites are a few kilometres away from the reception area and offer a true wilderness experience. Each site is designed with privacy and seclusion in mind. They offer a cleared area that can accommodate a range of different sized groups and contain a fire pit, BBQ and a basic long-drop toilet.

There are six Hillside grassed sites with fireplaces and reticulated water. These are placed about 100 meters apart and have closer access to the reception and public toilets/showers.

Numerous individual remote sites are available on request and the potential to develop exclusive private sites is endless. There is currently a conventional campground area planned



# The Park

Mt Zeil Wilderness Park borders the Western MacDonnell National Park. Besides the campsites there are also numerous walking trails and lookouts that can be accessed to immerse yourself in nature. It is a bird and wildlife lover's paradise, and the land has been managed with native flora and fauna in mind. People come from all over to climb Mt Zeil as it is the highest peak in the Northern Territory. It is quite a feat seeing as there is no official trails up the mountain.

Mt Zeil Wilderness Park offers unique access to the most direct ascent of the hill. Even though Mt Zeil itself is under the authority of the NT National Parks, there is a designated day parking area that has been set up to facilitate people who want to venture into the national park. This is equipped with drop toilets and a flagpole beacon for safety. The park also includes a manmade lagoon/dam which is attracts incredible bird life.





# Asset List

## Utilities

### Power

Yanmar 33kw – Village  
Yanmar 17kw – Village  
Yanmar YH110 – Shed

### Bores

Murray – 41 m deep, 1-5 litres/sec, Single phase submersible  
Lucky – 48m deep, 2.5 litres/sec, Single phase submersible  
Waudby – Three phase solar submersible  
Transfer pump in village – in line Grundfos.

### Tanks

135,000L @ village in three tanks  
- Steel liner tank 95500L  
- 2 x Poly tank 22500L  
135,000L @ shed in two tanks  
- Steel liner tanks 137400L  
- Poly tank 95500L  
40,000L rainwater @ shed in two tanks  
- 2 x Poly tank 22500L  
Additional Poly tank 4500L with poly trough located near shop

### Water treatment

3 x Hydro smart water conditioners are used to treat water for any mineralisation.  
Water analysis indicates all bores are particularly low in dissolved salts.

## Vehicles and Machinery

### Vehicles

2006 TOYOTA LANDCRUISER CAB CHASSIS  
Honda Quad Bike  
1984 HINO FD 176 CAB CHASSIS  
POLARIS SPORTMAN QUAD BIKE x 2  
1995 FORD TRADER 0811 CAB CHAS  
Tipper Trucks x 2

### Trailers

Kessner BOX TRAILER  
CUSTOM MADE FIRE TRAILER x 2  
BOX TRAILER large  
Car Trailer  
Flat bed dolly trailer  
Bore puling trailer

### Machinery

JOHN DEERE 2140 TRACTOR  
Agrison TX932 WHEEL LOADER – 4 in 1 bucket, GP bucket, Rock Bucket, Post hole digger, 400L cement mixer, Log grapple  
ARGISON MULTI TRACTOR

### Additional Implements

HESSTON HAY BALER  
LOXTON SLASHER  
Hay rake  
1.5m towed Slasher  
1.8m 3pt Mulching slasher  
3pt Backhoe attachment  
3pt Carry all

# Asset List cont.

## Small Motor Equipment

Mulcher  
Ride on Mower Husqvana  
Walk behind Tiller  
Push Mower  
3 x generators  
Electric cement mixer

## Historic Machinery

Aveling Barford Grader  
Massey Ferguson Tractor  
Various ploughs and seeders  
John Deer tractor  
Gliding winch  
Jeep  
Old Toyota Ute  
2 x bulldozers  
2 x scrapers  
Stick Rake  
Grader  
Flat bed truck

## **Shop**

Laptop and Cash register  
Phone repeater on hill and in cel-fi booster at Reception  
Commercial Fridge  
Commercial Freezer  
Deep Freeze  
Shop fit out and Function chairs



# IMPORTANT INFORMATION

This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
  2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
  3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
  4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
  5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
  6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
  7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
  8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.
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