

**. 'GBs' Burton Road, Koorda, WA 6475**

**Sold Cropping**

Friday, 1 September 2023

. 'GBs' Burton Road, Koorda, WA 6475

Area: 972 m2

Type: Cropping



Rex Luers

0417092567

**\$1,225,000**

'GB's' features a majority portion of productive wheatbelt 'Mallee' soils which also run to some areas of 'Salmon' Gum and small areas of medium/light soil types. In recent years the farm has only had between 50% and 70% of the arable area cropped with the balance left to rest in pasture. Currently there is in excess of 400 hectares of spray topped pasture ready for the 2024 season. The farm rises generally from west to east. Fertiliser in the cropping phase is generally applied at approximately 7 units per hectare of Phosphorus with trace elements and top up Nitrogen according to the season. The property is connected to the government scheme water supply and the fencing ranges from maintained but 'stock proof' older fencing to some, recently installed, new fabricated wire fencing. Building improvements are modest but included a 2 stand shearing shed with sheep yards adjacent, fertiliser storage area that is concreted plus a general-purpose storage area and two open-sided sheds. "GB's" is located 21 kms north of Koorda on Burton road has been leased in recent years and solid demand is available for those wanting to invest and lease out in the future. New to the market, asking \$1,250,000 Contact Agent Rex Luers 0417 092 567 [rex@livestockandland.com.au](mailto:rex@livestockandland.com.au)