

**1096 Magitup Road, Borden, WA 6338**



**Sold Cropping**

Tuesday, 19 March 2024

1096 Magitup Road, Borden, WA 6338

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4387 m2**

**Type: Cropping**



Simon Wilkinson

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## Contact agent

LAWD is pleased to present for sale Shooters Hill Aggregation (the Aggregation), a significant dryland cropping opportunity comprising four semi-contiguous holdings within the tightly held Great Southern Region of Western Australia. Key investment highlights include: - A total land area of 4,387\* hectares, of which 3,265\* hectares is considered arable, focusing on the production of high-yielding crops including cereals (wheat, barley and oats), oilseeds (canola) and pulses (faba beans, lupins and field peas) - The principal holding has been stewarded by the same family for over 110\* years and is being offered for sale in-one-line or as separate assets. The Aggregation comprises Madgedup (2,210\* hectares of which 1,497\* hectares is considered arable), Shooters Hill (1,163\* hectares of which 914\* hectares is considered arable), Tin Hut (527\* hectares of which 417\* hectares is considered arable) and Block (486\* hectares of which 437\* hectares is considered arable). - Extensive land improvement and soil enhancement works including consistent applications of high neutralising value lime, dolomite, gypsum and an annual fertiliser program. - Benefitted by high-quality soil types, undulating topography, excellent climate characteristics and an average annual rainfall of 398\* millimetres (10\* year on farm average). - Water infrastructure includes earth dams and spray tanks strategically located for improved operating efficiencies. - Excellent structural improvements include a homestead, dwelling, workers accommodation, machinery shed, general purpose shed, chemical shed, fertiliser sheds, shearing shed and grain silo storage. - Close to commodity facilities including Co-Operative Grain Handling (CBH) sites at Borden, Cranbrook, Albany grain port terminal and fertiliser distribution, Mount Barker regional cattle saleyards and Katanning regional sheep saleyards. - Favourably located five\* linear kilometres from Borden, 30\* linear kilometres from Gnowangerup, 80\* linear kilometres from Katanning and Mount Barker, 105\* linear kilometres from Albany and 330\* linear kilometres from Perth. \*Approximately FOR SALE BY EXPRESSION OF INTEREST IN-ONE-LINE OR AS SEPARATE ASSETS CLOSING 1PM (AWST) FRIDAY 10 NOVEMBER 2023 For further information, please contact: Simon Wilkinson ☎+61 456 758 341