

**111, 196 Simpson Road, Henty, WA 6236**



**Lifestyle For Sale**

Thursday, 9 May 2024

**111, 196 Simpson Road, Henty, WA 6236**

**Area: 40 m2**

**Type: Lifestyle**



Don Fry  
0418909916



Lorelle Fry

## Offers over \$775,000

LAWD is pleased to present for sale Henty Field Farms 111 - 43.17ha\*, a productive mixed farming/lifestyle opportunity, located in the highly regarded Southwest region of Western Australia. Key Investment Highlights:

- Currently utilised for the production of high-value hay crops, fodder, beef cattle, and dairy cattle.
- Developed to annual and perennial pastures, supporting mixed livestock production.
- Benefitted by a Mediterranean climate recording an average annual rainfall of 795\* millimetres.
- Topography is generally flat to gently undulating, featuring a mixture of loams, being gravelly loam, sandy loam and loam over clay soils.
- Situated close to processing facilities at Boyanup (sale yards), Bunbury (grain receival and abattoir), Brunswick (milk) and Harvey (abattoir and milk).
- Strategically located in proximity to regional centres being four\* linear kilometres south of Burekup, six\* linear kilometres north-east of Dardanup, 17\* linear kilometres east of Bunbury and 155\* linear kilometres south of Perth.