

111 Coxall Road, Munglinup, WA 6450

Sold Cropping

Tuesday, 17 October 2023

111 Coxall Road, Munglinup, WA 6450

Area: 848 m²

Type: Cropping



Paul Thomason
0429110700

\$6,800,000

Munglinup 849Ha - 2,100Ac - Lot 736 Coxall Road "Overdale" • Arable area estimated at 670 Hectares / 1655 Acres • Long term rainfall of 470mm • Soil types are sand over gravel over clay • Gentle undulating country with natural drainage into creek lines and water courses • Farm has been in a continuous cropping rotation over last number of years • South Coast Highway frontage • Older set of steel and weld mesh cattle handling facilities • Machinery shed and six bay implement shed • Uninhabited three bedroom, one bathroom cottage with separate enclosed shed/games room • Property has excellent water with six dams and two bores, one equipped • Good road systems have been built for today's modern farming requirements "Overdale" comes into the open market as an ideal expansion opportunity, with best industry farming practises applied, including deep ripping, and claying. The farm has excellent soil data results with PH levels all showing robust Lime applications over the years. Property is set up for today's modern farming requirement, with solid crop yield being achieved this well-presented property located in a tightly held farming district, is well respected for its reliable production over many years. Expressions of Interest Closing 14th January 2024 if not sold prior. For further information please contact Paul Thomason 0429 110 770