

**1137 Boscabel-Chittinup Road, Boscabel, WA 6394**

**Elders** Real Estate

## **Cropping For Sale**

Thursday, 21 December 2023

1137 Boscabel-Chittinup Road, Boscabel, WA 6394

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1787 m2**

**Type: Cropping**



Jeff Douglas  
0898819881

## **Expressions of Interest Closing 5pm 23rd Jan 2024**

Located around 10km west of Albany Highway, on a good, sealed road "Andover" presents as a complete mixed farming package, ready for a new owner to take to the next level. Consisting mainly of loamy gravel Whitegum and Jarrah soils the topography is strongly undulating throughout, while slopes are generally gentle enough to enable easy operation of cropping machinery. The farm is notable for its practical layout, incorporating good internal access tracks extending through laneway systems to many of the paddocks from where access back to the house and sheds is convenient and quick. Infrastructure includes a good sized main fertilizer and grain shed with machinery section, workshop, 5 stand shearing shed and extensive sheep yards, various ancillary buildings, grain silos and a substantial older style home set well back from the road. Water supplies are from a key dam reticulated to house and sheds area as well as numerous dams around the property. Fencing is generally in very good condition. The current lessee has cropped cereals for grain and hay and some Canola in 2023. The lease expires and vacant possession will be available end of March 2024. This property looks better the further you go onto it so call now to arrange a full property inspection.