

1244 Dempster Road, Kalgan, WA 6330

Mixed Farming For Sale

Thursday, 13 June 2024

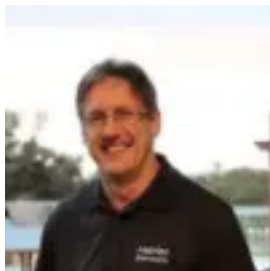
1244 Dempster Road, Kalgan, WA 6330

Bedrooms: 5

Bathrooms: 2

Area: 29 m2

Type: Mixed Farming



Joe Galantino

0428424351

\$1,300,000

The property is located on Dempster Road, 20kms east of the major regional centre of Albany. Consisting of 1 title, zoned farming and currently running a beef cattle operation of 30 head. Capacity of the property would be 30-40 breeders. The property size is 29.28ha or 70 acres. Arable area is approx. 24ha or 60 acres. Topography of the property is undulating with consistent soil types. The soil types vary between sand to sandy loam. Pasture is mainly kike and clover. Fertiliser application has been super potash. The vegetation consists of sheoak and jarrah. The residence is a 5 bedroom and 2-bathroom double brick and iron home. The kitchen has been refurbished and contains a separate pantry. There is plenty of cupboard space within the home. Featuring a wood tile fire and reverse cycle air conditioner to keep the whole family comfortable, regardless of the season. There is an outdoor covered patio area with deck and a detached laundry with a games room. The house yard is large and open and presents the perfect environment for young children to explore. There is even a fort with a flying fox attached for the kids. Alternatively, your pets have a large roaming area. The house yard is complimented by a number of fruit trees and a chook yard. Other infrastructure on the property includes, 17m x 15m machinery/shearing shed 21m x 11m steel framed tarp shelter with 2x sea containers 7m x 7m Colourbond shed 8m x 8m garage area 8m x 6m workshop area Set of steel Commander Agquip cattle yards, complete with crush and loading ramp There are 4 main paddocks with troughs. Fencing contains 7-line ring lock and hotwire on steel posts with steel gates. Water resources consist of 1 dam, 1 bore and 3 tanks. The 5-year average rainfall for the area is approx. 783mm per annum. This property offers farming block with good infrastructure and the opportunity of an added lifestyle. The Kalgan River is 5kms away. Nannarup beach is 9kms away. Gull Rock beach is 11kms away and Two Peoples Bay is 15kms away. Whether you like swimming, fishing, boating or kayaking, you are well catered for. Council rates for 2023/24 are \$1,502.44. The property is listed for sale at \$1,300,000. To arrange an inspection of this property, please contact exclusive agent Joe Galantino on 0428 424 351.