

143 Thompson Road, Witchcliffe, WA 6286



Mixed Farming For Sale

Saturday, 4 May 2024

143 Thompson Road, Witchcliffe, WA 6286

Area: 79 m2

Type: Mixed Farming



Jeff Wootton
0418827908

Expressions of Interest

Historic "Leeuwin Farm" is a 79* hectare rural farming property in a premium south west location fully developed as a premium cattle breeding enterprise. The unique pristine location in the Margaret River wine region provides an unprecedented range of lifestyle and investment opportunities for the astute investor. "Leeuwin Farm" is located only 8 kilometres south of Margaret River and 3 kilometres east of the quaint tourist town of Witchcliffe. Key location features:- Margaret River 8 kms north- Witchcliffe 3 kms east- Redgate Beach 7 kms west- Leeuwin Estate winery and restaurant 4 kms north- Augusta 34 kms south- Caves Road 3 kms west. While on the property an owner experiences the peaceful relaxation that only a tranquil rural lifestyle can provide. While experiencing the peace of this serene rural enclave you remain in the heart of the south west tourism area. Only 3 kilometres from Caves Road to the west and Bussell Highway to the east, this is a unique property with excellent access to all the South West's best attractions. This access together with the location provides the foundations for alternative property developments. A new owner has the prime opportunity to capitalise upon this unique location and develop this property to satisfy their own dreams. Alternatively, the new owner could lease the property for significant income while reaping the capital growth as the area continues to develop. The multi-generational owners have developed this property into a prime cattle breeding enterprise as part of their overall farming operations. The new owner has the option to continue the cattle enterprise or explore a range of alternative income producing opportunities. These include livestock farming, horticulture and any one of a myriad of tourism options that could utilise the historic old dairy. Subject to relevant approvals. The property has been fenced into 9 paddocks, each with water troughs and laneway access. The fencing is excellent, and the old dairy building and yards provide for excellent under cover cattle working facilities. The cattle facilities are supported by 3 well maintained storage sheds. "Leeuwin Farm" includes a 35,600 KL water license that is coupled with a large irrigation dam. The existing owners are irrigating 25 hectares of cattle pasture - but this water provides horticulture potential. The 79 *hectare property has fertile soils that have been managed over generations to promote and foster soil health and productivity. The mild winters and annual average rainfall of about 1000 mm together with the fertile soils ensures high productivity. The locality of Witchcliffe is experiencing a period of rapid growth. There are several residential developments at various stages of completion, capitalising on the desire of people to share in the tranquil, peaceful and relaxing lifestyle that Witchcliffe provides. To "Witchy" locals this is a tight knit community who have eco thoughtfulness while pursuing commercial growth. Don't miss your opportunity to be part of this village community lifestyle. Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.