

1680 Warner Glen Road, Warner Glen, WA 6288



Other For Sale

Thursday, 13 June 2024

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Area: 75 m2

Type: Other



Alf Fandry

0897580300

\$1.95M

Located just 1.3km from the Blackwood River in the fertile region of Warner Glen is this opportunity to secure a 75.64ha (186.86ac) farm of fabulous grazing land. The land is divided into 10 paddocks, has 2 spring fed soaks, 3 small dams, a powered shearing shed with yards and good fencing. Soil types vary with mottled mungite, dark grey and brown loamy sands. They are predominantly medium and have a good history of fertilizer and lime soil improvement. Currently the farm grazes around 560 ewes and 610 lambs on around 65ha of improved pasture consisting mainly of clover and ryegrass. The farm with an annual average rainfall of around 955mm offers many other farming opportunities, including cattle grazing and tree plantation. Call me now to make an appointment to view this excellent opportunity. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628