

**1770 Beermullah Road West, Wanerie, WA 6503**



**Livestock For Sale**

Wednesday, 15 May 2024

1770 Beermullah Road West, Wanerie, WA 6503

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 148 m2**

**Type: Livestock**



John Ranieri  
0409507100

**\$3,500,000**

This Highly productive property of 148 ha (370 ac) is drought proofed by a 346,350 KL water Licence with approximately 15 ha (37 ac) under sprinklers currently irrigating sorghum pastures and avocados with a further 20 ha (50 ac) setup for irrigation with mainlines in place. The property has 3 phase power, 2 x equipped water bores reticulating to paddocks. The property has good Cattle proof fencing with laneways to a 300 head central cattle yards and shed. The property is made up of yellow and red duplex soils with some lime stone country, and well pastured; currently carrying 100 breeders The property has good infrastructure with a fully enclosed 18m x 18m shed, concrete floors, cool room, comfortable air-conditioned 2 x 1 home with office and lots more. Income producing Inspection is highly recommended and will not disappoint.