

181 Gray Road, Nyabing, WA 6341



Sold Cropping

Tuesday, 17 October 2023

181 Gray Road, Nyabing, WA 6341

Bedrooms: 4

Bathrooms: 1

Area: 1399 m2

Type: Cropping



Kate Jefferies
0437204025

\$3,900,000

"GRAYS" | 181 Gray Road | NYABING WA 6341 One Title | 1399.55ha | Approx. 920ha croppable Situated near Nyabing, "Grays" is an appealing mixed farming property that has been well managed and is ideal for both cropping and grazing enterprises. The current owners are only the second family to own the farm since its establishment. It has maintained a conservative cropping rotation and boasts quality clover pastures. Bordered by three roads with no shared boundaries, "Grays" can be accessed via Chinocup Rd or Gray Rd. Located 28km from Nyabing and just 85km from Katanning it enjoys proximity to grain receival sites, sheep saleyards and full range of amenities and services. "Grays" features gently undulating topography with lighter easy working soil types ranging from sandy to gravelly sandy loams. The property has a solid fertiliser history and has been managed with a 50:50 cropping/grazing rotation for many years. Its productive easy working soil types are well suited for cereals, oilseeds and lupins. It has good clover pastures and effective weed management. The property is well watered and is divided into six paddocks with 14 dams. Improvements and Infrastructure includes:

- 2000 head capacity sheepyards in good condition
- 5 stand shearing shed in good condition - 800hd capacity
- Older style machinery shed
- 20m x 10m fertiliser shed
- Cement rainwater tanks for spray water and house
- Older style 4 x 1 transportable home with detached garage/storeroom

Guide Price of \$3.9million For further information, a property information memorandum or to schedule an inspection please contact Kate Jefferies at Ray White Rural WA on 0437 204 025.