

184 Ki Road, Beverley, WA 6304

Sold Cropping

Thursday, 7 March 2024

184 Ki Road, Beverley, WA 6304

Area: 409 m2

Type: Cropping



Rex Luers

0417092567

\$1,300,000

A selection of very good quality, high production 'York' gum and 'White' gum loams running to lighter sand/loams and sand, some of which are showing a gravel, loam clay base which may lend itself to soil renovation. Nearly half of the property is hosting untouched natural stands of original timber which provide, not only your own peaceful selection of Australian landscape but also important protection for livestock. 'Ki road' has been averaging a healthy stocking rate of approximately 6.5 D.S.E. per hectare with only very minimal supplementary feeding year-round and has been run solely as a livestock enterprise with no cropping at all in recent years so will be handed over to the new owners 'well rested'. Demand for lease is strong in the Avon Valley and Wheatbelt for those investors who just wish to enter the burgeoning 'broadacre' agricultural market and receive annual lease payment. This farm boasts a quality and abundant freshwater supply from a reliable soak equipped with an operating windmill maintained with new buckets fitted this year. This pumps an ample supply of fresh water to all paddocks on the farm through, recently installed, 32 mm poly pipe with back up supply from a large fresh-water dam and second, currently un-equipped soak. The current owners have constructed an approximate 18m x 9m, steel frame shed which includes a fully enclosed living and cooking area, plus a concreted workshop and sheep handling section all serviced by a generator and water is connected. The farm is fenced into 7 main paddocks which allows for the efficient operation of the sheep enterprise. Many of these pastures still exhibit a clover and serradella base and large sections of the farm have had fencing recently erected. The location here is brilliant, just 150kms from Perth CBD and 18 kms from the town of Beverley on the corner of 'Ki' and 'Kokeby East' roads. The farm is listed for the first time listed by genuine sellers who have enjoyed their tenure and are asking for offers over \$1.3m.