

2121, Clear Hills Road, Perillup, WA 6324

Other For Sale

Thursday, 25 April 2024

2121, Clear Hills Road, Perillup, WA 6324

Area: 570 m2

Type: Other



Simon Thomas
0407380365

Expressions of Interest

Well located just south of the Muir Hwy approximately 44km West of Mount Barker, this property presents a great land acquisition opportunity in a productive and sought-after farming location. Totalling 570.77 HA, this quality property has had 342 hectares under blue gum plantation. The plantations are unencumbered and are at different stages, including some coppiced areas that have been sprayed out, and approximately 58.8 hectares that could be harvested, at the discretion of the new owner. The balance of the property area comprises access roads, firebreaks, and pristine natural flora, including Jarrah, Redgum, and Sheoak, to name a few. The soil types are predominantly gravelly loam, and the property is undulating and well-drained. It would be estimated that if the property was reverted to mixed farming, an area in the vicinity of 376 hectares could be achieved. There are numerous dams spread over the property, and single-phase power also runs through the property, although not connected. Some fencing on the North and South boundaries has been replaced in recent years. The long-term rainfall in this area is approximately 757.8mm (source: BOM). For more information or to arrange an inspection, please contact Simon Thomas at Elders Rural Real Estate on MBL 0407 380 365. For sale by Expressions of Interest By Formal Offer Closing on Thursday 6th June 2024.