

**256 Mount Richard Road, Kalgan, WA 6330**

**Other For Sale**

Tuesday, 23 April 2024

256 Mount Richard Road, Kalgan, WA 6330

Area: 82 m2

Type: Other



Neville Tutt  
0419193500



Peter Hassell  
0429955066

**\$3,000,000**

Zephyr Real Estate Albany are pleased to present to today's market an outstanding prestigious property in the prime South Coastal region of WA. Southern Downs comprises of 82 prime hectares or 203 acres with some of the most outstanding Southern Ocean and Harbour views you will find in this locality. The property is located only twenty-five kms east of Albany and within minutes of the pristine Nannarup Beach, Two Peoples Bay beach, Two Peoples National Park and the Kalgan River. The great Southern Grammar School is only minutes away and is proving an exceedingly popular school for many students from all areas of the Lower Great Southern. 256 Mt Richard Road has a great mix of soil types from loams, granite loams, gravel loams, peat, and small areas of sands. Pastures are a good mix of kikuyu grass, mixed clovers, and ryes. Some pastures were renovated in 2023 and in 2024 the owners will do some more pasture renovations, mixed clovers and ryes plus oats will be planted this year. Some lime has been applied to the property of one hundred tonnes in 2024, fertiliser applications of SP and 3:2 at 150 kph with Spring burst at 150 kph in the springtime. Therefore, fertiliser rates of 300 kg per hectares over the last two plus years with previous fertiliser applications at the 130 kg per hectare. Situated in an 800 plus mm rainfall zone with a strong influence from the South coast most of the year generate good pasture growth. The property has excellent water supplies from a permanent creek plus six particularly good dams-soaks. There are other suitable areas to construct dams to increase the water supplies if so required. Most of the property has seen new fencing constructed in recent years, ring lock on steel galvanised and pine posts with steel gates and good laneways to some paddocks. All fencing is in excellent condition and very suitable for cattle and sheep having five main paddocks. The property has improvements that comprise of a near new steel and iron GP shed plus near new steel cattle yards with crush and a plastic rainwater tank with approx. 9 to 10,000 litre capacity. These are all in excellent condition. Solar panel electric fence energiser system is also with the property. The current owners are currently running 25 breeders and calves. With some of the areas best ocean views over the Southern Ocean and back towards Albany town and Middleton Beach. Astute management practices make this property worthy of your attention.