

**32062 South Coast Highway, Gairdner, WA 6337**



**Cropping For Sale**

Tuesday, 30 April 2024

32062 South Coast Highway, Gairdner, WA 6337

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1355 m2**

**Type: Cropping**



John Hetherington  
0429311140

**\$8,300,000**

Situated in the highly productive cropping area of Gairdner just 11 kilometres north of the Gairdner CBH Group grain terminal and perched high on the landscape with well drained soils, this fantastic opportunity is ready and waiting for its new owner to take over in 2025. The property comprises of 1,355.62 hectares (3,349.81 acres) on 1 title with bitumen road frontage to South Coast Highway and sits within the shire of Jerramungup. With strong to medium soil types and plentiful fresh water available from dams, plus an average annual rainfall of approximately 450 mm, the property well-suited to its current rotation cropping, or would even be ideal for livestock production with all livestock fencing and infrastructure still in place and in usable condition. The property is currently fenced into 4 main paddocks with most internal bush areas fenced out. Improvements & Infrastructure: • Large fertiliser shed • Machinery shed • Workshop shed • Older shearing shed & sheep yards • Large rainwater tank & several smaller ones • Older 3-bedroom, 1-bathroom war service home in useable condition as staff quarters or weekender accommodation with rainwater tank & power connected. For more information or to arrange an inspection, please contact John Hetherington on 0429 311 140 or [john@greatsouthern.rh.com.au](mailto:john@greatsouthern.rh.com.au)