

# 3319 Scaddan Road, Neridup, WA 6450

## Sold Cropping

Monday, 28 August 2023

3319 Scaddan Road, Neridup, WA 6450

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 703 m2**

**Type: Cropping**



Rob Johnstone



Simon Cheetham  
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## Contact agent

'Warekila' is 42 kilometers north of the regional centre and port of Esperance, with road frontage to Scaddan Road. The property is at the northern aspect of the Esperance plains bordering the transitional mallee region. The native vegetation of the region is predominately Mallee heath and soils are mainly sandy duplex with ironstone gravels over clay. The topography could be described as flat to gently undulating. Long term average rainfall is approximately 408 mls/annum. The property has been set up for cropping, with a rotation of cereals, canola and pulses. The high level of production is a direct result of astute management, and adherence to a sound agronomic package. 'Warekila' has a central graveled lane way that links a creditable mix of infrastructure, including a very comfortable 4-bedroom homestead set amongst mature trees, a large grain/fertiliser shed with concrete floor and apron, machinery shed and workshop, and shearing shed with lean-to. The hard work has been done, and recent production should offer a sense of security to the next beneficiary. To inspect this treasure please contact one of the exclusive agents.