

**3378 Perup Road, Manjimup, WA 6258**

*Elders*

**Mixed Farming For Sale**

Monday, 22 January 2024

3378 Perup Road, Manjimup, WA 6258

Area: 160 m2

Type: Mixed Farming



Orest Luzny  
0428932570

## Expressions of Interest Closing 23rd February 2024

7 lots varying from 2.2 ha\* to 40.5 ha\* just 33km\* east of Manjimup with approx. 140 ha\* cleared. This early settled property, whilst undulating, has some serious hilly country which together with the river provides a picturesque outlook. Good fencing and waters with large key dams and bore ensures no water issues. Heavy Jarrah/ Marri/ Black Butt soils with approx. 720mm\* annual rainfall provides a good fit for plantation tree production or current use grazing cattle. Steel cattle yards and GP shed. Early settlement house built 1870s in disrepair. Inspection strictly by appointment only. Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.