

**345 Healy Road, Narrikup, WA 6326**



**Sold Mixed Farming**

Wednesday, 20 March 2024

**345 Healy Road, Narrikup, WA 6326**

**Area: 237 m2**

**Type: Mixed Farming**



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**\$4,500,000**

"CALUKA FARMS" | 345 Healy Road | NARRIKUP One title | 237.47ha This well set up and proven production property, situated in the reliable high rainfall Narrikup area just 30 minutes from Albany, presents a unique opportunity to build on the huge amount of hard work and investment by the current owner. The farm is being offered for sale by Offers to Purchase with WIWO option preferable. The WIWO package includes all on farm infrastructure, farm machinery and equipment, tools, sundries and more. It can also be sold with the current flock of Ultrawhite/Kojak sheep. (Full details all available in detailed IM on request)

**PROPERTY FEATURES:**

- 5 year on farm rainfall average above 750mm
- High in landscape with undulating topography and a mix of soil types from loamy sand over shallow clay to some gravelly sand over shallow clay
- Excellent water security - all paddocks setup with troughs connected by underground pipe and fed by on farm bore producing high quality water
- Additional 11 dams/soaks and a winter active creek
- 18 main paddocks, 6 smaller ram paddocks, 3 quarantine (containment paddocks) plus laneways with gravel roadways connecting all paddocks for rotational grazing purposes
- Nearly all main paddocks have scratching posts and some tree shelters
- All fencing installed in late 2018 with double steel gates and hotwire around the farm boundary
- Kikuyu based pastures with ryegrass and clover species
- Property currently run as a sheep enterprise would also be suited to cattle and areas of the farm to cropping
- Soil and plant nutrition on the farm has been backed by expert agronomic advice
- Initial lime applications beginning in 2018 with 10-38t/ha of high quality limesand (Lancelin and Boranup) being applied and then most paddocks receiving subsequent applications resulting in pH levels now sitting around pH 6
- Initial fert applications of approx 900kg/ha total of either Super CZM or Agras CZM and subsequent annual applications (spread 4-6times/yr) of >60kg/ha P, >70kg/ha K, >40kg/ha S as well as cobalt, selenium, zinc and copper at above average rates. Significant manganese was also applied in 2023
- Caluka Farms focus has been to produce sheep that needed no human intervention. They now use Ultrawhite and Kojak rams and have focused on worm resistance, shedding, fat and muscle deposition and retention (resilience) and less feet problems. The sheep can be offered as part of the WIWO package and would be a fantastic flock for someone wanting to make a quick advance into hairsheep.

**IMPROVEMENTS AND INFRASTRUCTURE**

- 1 x 40ft transportable unit (new in 2018) with 1 bed, 1 bath, kitchen and verandah area.
- 1 x 40ft transportable unit (new in 2018) at sheepyards with two toilets, one bathroom, kitchen and office space
- 1 x lockable GP/ machinery shed/workshop - 18m x 19m - powered with 15 amp outlets
- 6000hd Commander Ag Sheepyards with two holding yards and loading race
- Clipex 3 way drafting and tilt sheep handling unit under shelter
- 1 x 250,000L water tank, 1 x 110,000L water tank and 1 x 70,000L rainwater tank
- 3 x solar pumps on bores (one active, two in perfect working order but not used)
- Concrete fert/grain bunker with wind off tin roof - two bays holding 27-40t each depending on bulk density

**ADDITIONAL WIWO INVENTORY**

- Can-Am 800cc and 1000cc CF-Moto side by sides
- 2007 JCB 531-70 Telehandler with loadmaster - comes with pallet forks, hay forks, GP bucket and grain/pellet bucket
- 2018 Massey Ferguson tractor 7715S with Topcon and Autosteer
- 10,000L poly diesel tank with pump, nozzle and meter and 1000L ULP tank with hand pump and filter
- Bredal K85 lime and fertiliser spreader
- 1000L firefighter unit - trailer mounted
- 15kVa 3 phase diesel generator with Kubota engine (ABLE)
- Mobile 200L diesel transfer tank
- 5 x Advantage 3800 model Sheep lick feeders
- 24m DE Engineering Autofeeder (for sheep) with large bin
- 2015 Amarok dual cab ute with new engine and transmission
- On farm flat bed trailer
- Chainsaw, leaf blower, cordless shearing handpieces, Spitwater 10-120H Hot and Cold Electric pressure washer, Harvestaire 5 berth lamb marking cradle, welder unit, CDAX weed wiper, Post hole digger (w/Honda motor), Grainfeeder w/remote
- Sheep - approx 1400 lambing ewes, 1050 station mated ewes, 2000 mixed sex blue tags, rams (full details available upon request)

This property is being offered by OFFERS TO PURCHASE closing 19th April 2024 (if not sold prior) - WIWO option by negotiation. To request a detailed Information Memorandum or to schedule a private viewing at a time convenient to you please contact: Kate Jefferies 0437 204 025 or [kate.jefferies@raywhite.com](mailto:kate.jefferies@raywhite.com) or Steve Vaughan 0428 120 407 or [steve.vaughan@raywhite.com](mailto:steve.vaughan@raywhite.com)