

372 Burton Road, Ambania, WA 6632



Other For Sale

Tuesday, 4 June 2024

372 Burton Road, Ambania, WA 6632

Bedrooms: 3

Bathrooms: 1

Area: 581 m2

Type: Other



Courtney Keeffe
0429625007

Offers From \$4,000,000

'Korong' presents as a premium Northern Wheatbelt property, with excellent long-term agronomic management and soils in great health. Set in a scenic landscape, these desirable and easy working soil types are divided into large open paddocks and are conducive to modern farming practices. Operated as part of a larger, cropping focused family enterprise, 'Korong' comes to the market with little left to do for prospective buyers. Significant investment in weed control, soil ph amelioration and soil nutrition have the easy working paddocks consistently producing high yielding cereal crops. Crop production records show a rolling five year wheat average of 2.7t/ha and a 10 year average of 2.4t/ha. The approximate arable area is 581 hectares (1435 acres), representing approximately 65% of the total area of 'Korong'. Buyers are encouraged to undertake their own review of the arable area and production of the property. The property has been operating under a highly productive cereal and fallow rotation, with canola and lupins having been previously grown. Soil types are approximately 78% red medium loams, 15% stronger red clays (crabhole country and clay/black gravel on western and southern paddock edges) and 7% loamy sands. Original vegetation includes York Gum, Mallee, Jam and Titree. Extensive lime sand application has been undertaken on 'Korong' to ensure soil ph levels are at optimal levels. Up to 5.5t/ha have been applied over the last 10 years. The property's elevated position in the landscape proven beneficial, providing a growing environment generally free of late growing season frost events. 'Korong' gently undulates from the North and East to the Western and Southern boundaries, which are on the banks of Kockatea Creek and the Greenough River. The homestead is a three-bedroom, one bathroom cottage, circa 1960's. Recently renovated and rewired, it is of timber frame, hard plank and asbestos construction and has a new tin roof. A general-purpose shed (with a small fertiliser bay), three 22,000 litre water tanks and one 22,000 liquid fertiliser tanks comprise the working infrastructure on 'Korong'. Water is supplied from a Rural Water scheme. There is also a borehole equipped with a windmill, which is currently unused. 'Korong' is located in the City of Greater Geraldton and is zoned Rural. Annual rates are \$3,507. The property is near the regional centre of Geraldton, with all its services and amenities and coastal lifestyle, which is 70 kilometres away by road. Mullewa is 30 kms East of 'Korong'. Consisting of 4 freehold lots, 'Korong' is offered for sale as a whole. Further property information and to arrange an inspection of this productive property, contact the exclusive selling agent, Courtney Keeffe on 0429 625 007. Offers from \$4,000,000 are invited, with latest offers submitted by 4pm Friday 28th June 2024.