

**374 Mogumber Road, Red Gully, WA 6503**

**Sold Mixed Farming**

Tuesday, 14 November 2023

374 Mogumber Road, Red Gully, WA 6503

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 10**

**Area: 370 m2**

**Type: Mixed Farming**



Adam Shields  
0429104760

**\$3,500,000**

Mixed Farming Enterprise: Excellent Location, Reliable Rainfall, Permanent Water, Gravel Resources & Years of Fertiliser History enhancing this rare opportunity for buyers. Are you missing out....??? Register your interest with Adam and Aimee Shields today, to be kept in the loop about more farms coming up for sale. With high demand & diversity around the region we are selling many properties off market... Book a meeting today to discuss your plans. E: adam@asr.team Land size: 370.85 Ha / 916.37 Acres Zoning: Rural in Shire Of Gingin WA 6503 Shire rates: \$3,500 approx. Homestead:- 5 bedrooms & 2 bathrooms- Brick & Iron built in the 80s- Open plan kitchen, dining & lounge- Wood fire place- R/C air conditioning - Electric HWS- Veranda all round- Views over the farm Sheds: - Shed 1: 12m x 30m - open front with 3 phase power & concrete floor plus ablution & office unit - Shed 2: 7.7m x 18m - open front with sand floor, 1 stand shearing platform & sheep yards at the back- Shed 3: 15m x 9m - lockable with concrete floor & power Water:- Water licence 28,150KL (Cwalla Confined Sub Area) - 2x dams & 8 soaks - 1x bore 30 HP pump, approx 120m deep (powered by 100 solar panels) - 2x concrete water tanks on bore, and multiple rain water tanks Orchard (Variety of citrus):- 3ha - Lemon- Lime- Oranges- Finger limes- Pomegranate Other features:- Gravel resources- Private gravel pit - Over 15m<sup>2</sup> of internal Gravel roads around farm- Surface water through valley supplying dams, soaks, stream and winter lake - 9 grazing paddocks plus laneways- Excellent fencing throughout - Reliable rainfall (approx 550-600 mm per annum) - 2.5 kms to Regan's Ford Power Sub Station - Elevated Outlook with potential for solar farm and wind farm Location:- Approx. - 35 mins to Gingin- 50 mins to Muchea- 1 hr & 20 mins to Perth Airport The property's price guide is \$4 million and reflects its incredible potential. Whether you're looking to expand your existing farming operation or embark on a new specific venture, this property offers a unique opportunity to make your dreams a reality. Don't miss out on this incredible opportunity to own a piece of prime land in Red Gully. Contact us today to arrange a viewing and see for yourself the endless possibilities that await you at 374 Mogumber Road West, Red Gully, WA 6503. (Gingin Shire) Call, text or email to view by appointment: Adam Shields Realty: M: 0429 104 760 E: adam.shields@nh.com.au Sales Specialist / Personal Assistant: Aimee Shields M: 0436 300 466 E: aimee@asr.team This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct. Adam Shields Realty/ Nutrien Harcourts do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.