

487 Taylor Road, Darkan, WA 6392



Cropping For Sale

Friday, 22 March 2024

487 Taylor Road, Darkan, WA 6392

Area: 1233 m2

Type: Cropping



John Hetherington
0429311140

Auction 10th May 2024

Properties such as this are few and far between...Located in the tightly held Darkan area by the Taylor family since 1955, this magnificent mixed farming property is now offered for sale."Kuranooking Park" comprises of 1,233.69 hectares (3,048.51 acres) across 4 lots and 3 titles, and is located approximately 15 kilometres north west of Darkan and 200 kilometres south of Perth in the Shire of Williams.Well-presented on a slightly undulating landscape with strong gravel loams on the hills, medium to strong loams lower down, and some granite hills with deep chocolate loams.The property is currently divided into 20 paddocks with good to new condition fencing suitable for sheep and is well-watered from 25 dams and 5 soaks. The average annual rainfall for the area is approximately 549mm.Improvements & Infrastructure:• One good condition 6 stand raised board shearing shed• One set of sheep yards in older condition but work very well and are mostly undercover• Several general purpose sheds• Super bunker with roof• Powered workshop with cement floor• Cool room• Fertiliser shed• Four raised silosThe choice is there to build on one of the many ideal homestead sites or renovate the existing homestead, which is in liveable condition but could use some work. The homestead, constructed of fibro and tin, features 4-bedrooms, a separate office & sleepout, air conditioning, woodfire, an outdoor entertaining area and a fully fenced yard.The property is also located close to the major powerlines and with wind turbines proposed for the area, extra income may be possible in the future.An ideal add-on or standalone unit, "Kuranooking Park" is very well-set to continue its current pursuits of sheep production and cropping.Unless sold prior, the property is set for Auction on-site at 1pm on Friday, 10th May 2024. Bidding starts at \$12,000,000.Inspections are strictly by appointment only. Please contact John Hetherington on 0429 311 140 to arrange an inspection or to request a detailed Information Memorandum.