

**509 Rifle Range Road, Dowerin, WA 6461**

Morgan Sudlow

**Cropping For Sale**

Tuesday, 14 May 2024

509 Rifle Range Road, Dowerin, WA 6461

Area: 64 m2

Type: Cropping



Josh Ward  
0409024851

**\$369,000**

LOT 509 RIFLE RANGE ROAD, DOWERIN Situated 5 minutes south-west of Dowerin is this great lifestyle block of 64 hectares (160 acres approximately, 130 acres arable). The block is fully fenced with 7-line ring lock fencing. A machinery shed 17m long x 9m wide x 4 m high and silo (12 Tonne) and another 6 m x 6 m are also situated there. There is 30 acres of mixed timber with a basic sheep yard set up. Scheme water is situated at the front of the block with power not far away. These sized blocks do not last long close to town. The paddock has been cropped in the past, with the ability to lease it out or share farm, it will be earning an income in no time. Inspection by appointment only. Please contact Josh Ward, Morgan Sudlow & Associates 0409 024 851