

522 Koonah Road, Badgingarra, WA 6521



Mixed Farming For Sale

Wednesday, 12 June 2024

522 Koonah Road, Badgingarra, WA 6521

Bedrooms: 3

Bathrooms: 2

Area: 1564 m2

Type: Mixed Farming



Rowan Spittle SE Wheatbelt Goldfields and Esperance
0427720666



Greg Tilbrook
0407303721

Offers Closing 12th July 2024

This 1564 ha, 570mm rainfall predominantly grazing property is ripe for a full blown conversion into a cropping enterprise. The property is immediately available for a soil amelioration program over this winter and spring, in preparation for the 2025 cropping season. The long easy working runs and productive sand over gravels are a real feature of the property. Independent 3rd party mapping indicates that the current croppable area is approximately 1350 Ha plus an additional 42 ha of grazing land, 18 ha of laneways and 109 ha of parkland grazing. Fencing is mostly good, and with the 23 paddocks predominantly 7 line ring lock. Water is supplied by a bore on the property, and is watered through a series of troughs and tanks. Peak stocking rate has been up to 3,500 DSE and there has been a small area of sharecrop each year. Infrastructure comprises of a 6 stand shearing shed with steel Atlas yards, medium size machinery shed and some smaller out buildings. The presentation of the mudbrick 3 bedroom 2 bathroom homestead built in 1995, is outstanding. Set amongst well established gardens and a private courtyard it truly is a sanctuary to return to each day and a wonderful place to bring up a family. With Bitumen frontage off Koonah Rd it's any easy run into Perth or across to Jurien Bay. Offers will be closing on the 12th of July 2024 at 5pm