

**5664 Borden-Bremer Bay Road, Boxwood Hill, WA
6338**

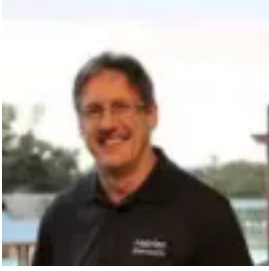
Cropping For Sale

Tuesday, 4 June 2024

5664 Borden-Bremer Bay Road, Boxwood Hill, WA 6338

Area: 473 m2

Type: Cropping



Joe Galantino
0428424351

\$3,800,000

"Kanne Park" is located on the Borden-Bremer Bay Road, right on the door step of Boxwood Hill. Bremer Bay is situated just 56kms to the east and the major regional centre of Albany is situated 123kms south. The Gairdner and Wellstead Primary Schools are both just over 20kms away. There is a spacious 2010 McGrath Homes built transportable home with 5 bedrooms and 2 bathrooms with plenty of room to cater for the entire family. The home contains reverse cycle air conditioning to keep the whole family comfortable. There is plenty of space around the house yard for young children or a roaming area for the family pets. Other infrastructure on the property includes a machinery shed and separate shearing shed with wood sheep yards. The property size is 473.53ha or 1170 acres. The arable area is approx. 420ha or 1037 acres. Situated in the Jerramungup Shire on 1 title, zoned farming and currently running a merino sheep grazing operation of 800 ewes. The canola cropping average for the property is 1.9t/ha. The property is suited to a mixed cropping/livestock operation. The topography of the property is flat to undulating. The soil composition is almost a 50/50 mix of heavy and medium. The soil type is predominantly sand over clay. The vegetation varies between Yate/Mallee and Gum. There are 15 main paddocks with the fencing being 7 line ringlock on steel posts. Water resources consist of 13 dams and 2 tanks. The 5 year average rainfall for the area is approx. 400mm per annum, with approx. 350mm being received during the growing season. Bremer Bay has become a sought after destination to not only live but visit during the school holidays or long weekends. The area is well renowned as part of the Fitzgerald Biosphere, Orca Tours and for the good fishing spots whether on land or out on the boat. This farming property is conveniently located and offers the opportunity to have your own unique space and farming venture and enjoy being just up the road from any number of tourist and recreational attractions as well being close enough to the essential services. The property is listed for sale at \$3,800,000. To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.