

596 Coben Soak Road, Beaufort River, WA 6394

Cropping For Sale

Thursday, 18 April 2024

596 Coben Soak Road, Beaufort River, WA 6394

Type: Cropping



Joe Galantino

0428424351

\$650,000

Property is located on Coben Soak Road, 30kms north west of the Kojonup townsite and 155kms from the major regional centre of Bunbury. Situated in the Woodanilling Shire on 1 title, zoned farming and currently running a sheep grazing operation of 300 head. Property is suited to a mixed cropping/livestock operation. Property size is 84.89ha or 210 acres. Arable area is approx. 75ha or 185 acres. The topography of the property is flat to undulating with consistent soil types. The soil types vary between sand to sand over clay and gravel. The vegetation is mainly white gum. There is a spacious 1940s Fibro and iron home with 5 bedrooms and 2 bathrooms with ample room for the entire family. There is plenty of room and cupboard space within the refurbished kitchen. The home contains plenty of air conditioning to keep the whole family comfortable. A large outdoor covered patio area on the side of the home is the perfect place to start or finish the day. The double garage and workshop is located on the western side of the patio. The house yard is enclosed and presents the perfect environment for young children or a roaming area for the family pets. Other infrastructure on the property includes a number of general purpose sheds of varying sizes and the ability to accommodate machinery. There are 5 main paddocks, with steel gates and 7 line ringlock fencing on steel and timber posts. Water resources consist of 6 dams and 6 tanks. The 5 year average rainfall for the area is approx. 416mm per annum, with 345mm received during the growing season. This property offers the opportunity of an add on farming block with infrastructure or standalone farming lifestyle, whilst being centrally located. It is a short distance to the Albany Highway and the Beaufort River Roadhouse. The property is listed for sale at \$650,000. To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.