

**6250 Condinup Road, Dinninup, WA 6244**



**Sold Cropping**

Wednesday, 13 September 2023

6250 Condinup Road, Dinninup, WA 6244

Area: 404 m<sup>2</sup>

Type: Cropping



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## Contact agent

LAWD is pleased to present for sale Drapers (the Property), a highly productive dryland cropping and livestock opportunity, located in the tightly held and well-regarded Boyup Brook Shire of Western Australia. Investment highlights include: - A total land area of 404\* hectares on one certificate of title, of which 307\* hectares is considered arable. - A highly productive dryland cropping and livestock breeding, backgrounding and finishing opportunity within the tightly held Boyup Brook Shire. - Currently, 190\* hectares is planted to 45Y93 canola, 67\* hectares planted to Maximus barley and an additional 50\* hectares of annual pasture species. - The Property has demonstrated strong yields, averaging 2.2\* tonnes per hectare of canola and 5.5\* tonnes per hectare of barley (five year average). - Spray and livestock water is sourced from six\* earth dams. - Topography is gently undulating to undulating, featuring mixed soil types including gravel loam duplex, with small areas of sandy and granite loams interspersed throughout. - Favourable climate providing an average annual rainfall of 666\* millimetres. - Boundary fencing comprises ringlock fencing on steel posts, with some older fencing on the southern boundary. Internal fencing has been removed to align with dryland cropping practices. - Located in the Boyup Brook Shire, the Property is 10\* linear kilometres from Boyup Brook, 37\* linear kilometres north-east of Bridgetown, 60\* linear kilometres south-east of Donnybrook, 85\* linear kilometres south-east of Bunbury and 205\* linear kilometres south-east of Perth. - The township of Boyup Brook offers a sufficient range of agricultural, business and education services. Drapers is being offered for sale by Expression of Interest closing 1pm (AWST) Thursday, 19 October 2023 (if not sold prior). \*Approx