

63 Murdong Pools Road, Ewlyamartup, WA 6317

Sold Cropping

Friday, 29 September 2023

63 Murdong Pools Road, Ewlyamartup, WA 6317

Area: 1602 m²

Type: Cropping



Joe Galantino
0428424351

\$11,340,000

• Located approx. 10kms south east of Katanning. • Property size is 1602ha or 3957 acres. Arable area is 3430 acres. • Main property held by the same family for 120+ years. • Property is flat with good pastures and clover coverage over the property. • Vegetation consists of yate, white and york gum. • Soil types vary from 40% clay, 30% loam and 30% sand over clay. • Property is split into 22 paddocks with laneways and 4 holding paddocks. • Fencing is 7 line, with steel posts and gates. • Growing season average rainfall for proceeding 3 years is 504mm. • Cropping rotation has been 300ha wheat, 300ha barley, 250ha canola and 100ha oats. • Fertiliser application has been a mix of compound/granular and liquid. • Lime/dolomite/gypsum have been applied as per most recent soil testing. • Yield average over all crops for proceeding 3 years was 3.41t/ha. • Property is currently running 3200 head, with a peak carrying capacity of 5000 head and a summer capacity of 2800 head. • Water comprises 23 dams and 2 soaks. Additional water storage from 1x 136000 litre rainwater tank, 3x fibreglass tanks 45000 litre and 1x 30000 litre fill station tank. • The primary residence was built in the 1960's, is double brick, has been partially renovated and consists of 3 bedrooms and 1 bathroom. • There is a separate double garage with storage area. Other infrastructure consists of: • Shearing Shed and workshop, 34m x 38m, • 850 head sheepyards, • Machinery Shed, 22m x 18m, • Fertiliser shed, 13m x 15m, • Auxillary shed, 11m x 18m, • 1x 3600 bushel silo, 2x 2400 bushel silos, 1x 2000 bushel silo and 2x 500 bushel silos. Property is offered for sale on a WIWO basis. Sale will include property, machinery and livestock. (approx 2000 ewes and 800 lambs) Sale method will be via Open Negotiation. For further information and to arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.