

# 674 Monjebup Road, Boxwood Hill, WA 6338

## Sold Cropping

Tuesday, 3 October 2023

674 Monjebup Road, Boxwood Hill, WA 6338

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 968 m2**

**Type: Cropping**



Joe Galantino

0428424351

**\$5,050,000**

• Located 137kms north east of Albany or 82 kms west of Bremer Bay. • Property size is 968.26ha or 2392 acres. Approx 763Ha or 1884 acres is regarded as arable. • Property is flat to undulating. • Vegetation consists of mallee. • Mixture of soil types between clay, sand over clay and gravel. • Exclusion fence adjoins Red Moort Reserve. • Property is currently running 5200 sheep, including 3000 lambs. • Pasture is combination of 3 cereals, 3 clovers, Balansa and Phalaris. • Pasture inputs include Folia P, Ca, K, Trace, Sulfur and Flexi N. • Gypsum of between 2.0t - 5.0t/ha applied across property. • Cropping yield history for 2019 - 2021 reflects 3.1t/ha for wheat, 2.7t/ha for barley and 1.6t/ha for canola. • Property is split into 11 main paddocks, with laneway system. • Fencing consists of plain and ringlock with steel and jam posts. • Water consists of 13 dams and 1 large gully dam. Improvements on the property include: • Renovated 3x1 house, with 23000 litre rainwater tank, • 3 Stand Shearing shed with steel sheeyards, • Steel Machinery Shed 42m x 12m with concrete floor and end bays enclosed with sliding doors, • Separate machinery shed with 150000 litre tank attached. • 5 year average rainfall for the area is approx. 400mm per annum, with 350mm for growing season. • Power is connected to the property. • Gravel pit for own use on property. • No weeds or contamination exists on property. • Property contains plenty of water and the ability to generate significant yield and feed. Available for sale at offers over \$5M. To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.