

6783 South Western Highway, Blythewood, WA 6208



Mixed Farming For Sale

Friday, 17 May 2024

6783 South Western Highway, Blythewood, WA 6208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 122 m²

Type: Mixed Farming



Don Fry
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Lorelle Fry

Expression of Interest

LAWD is pleased to present for sale 'Miandetta' 6783 South Western Highway, Blythewood (the Property), a favourable farming opportunity which has been held in the same ownership since the early 1950's. Located in the tightly held and well-regarded Shire of Murray in Western Australia. A productive livestock breeding, backgrounding and finishing enterprise, supported by hay and silage production. The property is benefited by fertile soil types, beneficial climatic conditions and represents an exceptional opportunity to acquire a highly productive operation located in the Southwest area.

Key Investment Highlights:

- Features 122.69* hectares on one title of slightly undulating, extremely arable land.
- A well-renowned dairy farm now accommodating 90* beef breeders or steer equivalent.
- Suitably ideal for other agricultural pursuits including equestrian, horticulture and viticulture.
- The property boasts two* kilometres of Murray River frontage on the eastern and northern boundary.
- Fenced into 19 paddocks which are accessed by a central laneway network. Fencing is constructed of jarrah posts with mixed wire, some being electric.
- High-quality soil types, primarily characterised by a mix of red river loam, sandy loam, with a small area of loam over clay.
- Stock water is secured by two windmills supplying two 120,000* litre concrete water tanks, servicing 18 paddocks.
- A 125,000* litre rainwater tank supplies the dwelling. The garden reticulation is sourced from a 30,000* litre concrete tank.
- Accommodation includes a circa 2009 four-bedroom, two-bathroom dwelling recently repainted throughout.
- Operational infrastructure includes a full complement of buildings, including a machinery shed, hay shed, general purpose shed, workshop and two decommissioned dairies, with workable stockyards.
- Three-phase power is available to the workshop and the dwelling.
- Topography is slightly undulating to flat, facilitating optimal water drainage and soil conservation.
- Average annual rainfall of 680* millimetres (BOM Pinjarra South Weather Station).
- Primary access via the South Western Highway provides a reliable and convenient commute to the major regional service centres. The local school buses pass by, heading north and south.
- Strategically located in proximity to several regional centres including Pinjarra (10* kilometres), Waroona (11* kilometres), Mandurah (30* kilometres), and Perth (96* kilometres).

'Miandetta' 6783 South Western Highway is being offered For Sale by Expression of Interest closing 1 pm (AWST) 20 June 2024. Contact exclusive selling agents Don Fry 0418 909 916 or Lorelle Fry 0417 909 915 to schedule a private viewing.