

# 90 Marsh Road, Warner Glen, WA 6288

## Mixed Farming For Sale

Saturday, 2 December 2023

90 Marsh Road, Warner Glen, WA 6288

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 94 m2**

**Type: Mixed Farming**



Don Fry  
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## Expression of Interest

LAWD is pleased to present for sale 90 Marsh Road, Warner Glen (the Property), a highly arable farming opportunity located in the tightly held and well-regarded Augusta/Margaret River Shire of Western Australia. Featuring 94.99\* hectares on a multi-lot title. This attractive property is benefited by fertile soil types and favourable climatic conditions in the productive agricultural region of Warner Glen. Key investment highlights include:

- Featuring 94.99\* hectares on a multi-lot title of slightly undulating, extremely arable land currently utilised for cattle breeding, fattening and backgrounding, presenting an ideal canvas for various agricultural pursuits.
- The Property boasts a fertile soil composition, primarily characterised by a mix of sandy loam, karri loam and loam over clay.
- Benefitted from access to a dependable water source obtained from two perennial soaks and a working bore guaranteeing a steady and uninterrupted water supply throughout the year. Two rainwater tanks accommodate the dwelling.
- Fit-for-purpose accommodation includes a circa 1959 three-bedroom, one-bathroom dwelling, with a recently renovated kitchen, jarrah tongue and groove floorboards throughout, a wood fireplace and two reverse cycle air conditioners in the living area.
- Operational infrastructure includes various-size machinery sheds, hay sheds and a workshop with workable stock yards located at the old dairy. 18 solar panels assist in the supply of electricity.
- Topography is undulating to flat, facilitating optimal water drainage and soil conservation.
- Average annual rainfall of 1,000\* millimetres (Warner Glen Weather Station).
- Fertiliser history includes 200kg per hectare 3:1 in the autumn and a spring application of 250kg per hectare hay burst on the silage/hay paddocks and 150kg per of hay burst on the grazing paddocks combined with two and a half tonne of lime per hectare on a four-year cycle on all arable area.
- Primary access via Marsh Rd and Warner Glen Rd providing a reliable and convenient commute to the major regional service centres including the local school bus that passes by at the end of Marsh Rd.
- Strategically located in proximity to several regional centres including Witchcliffe (24\* kilometres), Augusta (29\*kilometres), Margaret River (33\* kilometres), as well as Dunsborough (80\* kilometres).

90 Marsh Road is being offered for Sale by Expression of Interest closing 1pm (AWST) 17 January 2024 To schedule a private property inspection please contact exclusive agents Don Fry 0418 909 916 or Lorelle Fry 0417 909 915