

'Carinya' 12200 Great Eastern Hwy, Cunderdin, WA

6407

**Sold Cropping**

Monday, 14 August 2023

'Carinya' 12200 Great Eastern Hwy, Cunderdin, WA 6407

**Bedrooms: 6**

**Bathrooms: 2**

**Area: 1554 m2**

**Type: Cropping**



Rex Luers

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## Contact agent

**\*SOLD\*** 'Carinya' is a genuine mixed farming property that has proven to be a financially profitable business over two generations, supporting both crop and livestock enterprises. Recent records show a 10 year wheat average of exactly 3.00 tonne per hectare and a 5 year average of 3.22 tonnes. The family has a recorded annual rainfall average of 355.44 mm over a 52 year recording period. The farm is a productive mix of soils ranging from strong 'York' and 'Salmon' gum, early selected country to some outstanding open gravel sand plain at the southern end of the property. 'Carinya' was farmed for many years with a strong clover-based pasture rotation and more recently has been 'one in one out'. Our sellers have indicated approximately 1190 ha as arable and it comprises 14 Avon locations. Lime application was adopted very early, beginning in 1992 and based on soil test recommendations, lime has been applied regularly. In the last 10 years there have been nearly 3800 tonne top-dressed with 1920 tonne of lime sand and more recently 1847 tonne of locally sourced 'Morrell' lime. The mostly clover-based pastures were top-dressed annually with 'Superphosphate', generally at a rate of 90 to 100 kg per hectare and every paddock has had at least one application of 'Super CZM' in the last ten years. The entire property has been soil tested since 2019 and the results support the outstanding soil nutrition regime. Those soil tests are available to prospective buyers. As expected on a well-cared for property like 'Carinya' there is a network of established road train access roads throughout to ensure all weather access for large machinery and trucks and the fencing is generally of an excellent standard. There are three scheme water meters connected and these supply water to all paddocks except paddocks 2 and 6. In addition there are 7 dams and 4 fresh-water soaks which ensures a year-round supply of fresh stock water. There are two homesteads both suitable for families and a full complement of farm buildings including shearing shed and sheep yards that make this a stand-alone farming hub. Brilliant location 8 kms west of the wheatbelt town of Cunderdin with Great Eastern Highway frontage and just 130 kms drive to the Perth metro area that can be split to suit buyers.