

"Carries" 998 Pingrup-Lake Grace Road, Pingrup, WA **RayWhite**

6343

Sold Cropping

Saturday, 16 September 2023

"Carries" 998 Pingrup-Lake Grace Road, Pingrup, WA 6343

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 808 m2

Type: Cropping

\$2,500,000

Carries | 998 Pingrup-Lake Grace Road | Pingrup WA 63433 titles | 808.29ha | approx. 1550 arable ac. This early selection property was selected for its strong, reliable and productive salmon mallee soil types making it the ideal choice for an add on or start up cropping block. Situated only 10km from Pingrup and 30km from Lake Grace with bitumen road frontage its close to services and local facilities. The majority of the farm sits quite high in the landscape with gently undulating topography throughout. The property has been run as a mixed cropping/grazing enterprise for the past 9 years and has currently got 400ha of barley planted and the rest to pasture. Divided into 4 main paddocks the country is clean, open and easy working - perfect for cropping. Its mix of medium soil types from gravelly to red loams is well suited to cereals, oilseeds and legumes. There are three dams on the property and water security for spray water or stock is guaranteed with scheme water connected to the farm. Infrastructure on the property includes: • 1955 3 x 1 concrete character homestead with jarrah floorboards, large rooms, classic tin roof, wide verandahs and outdoor store room • 1 x 50' x 25' machinery shed • 1 x General Purpose shed/workshop with power and concrete floor • 1 x Small storage shed • 1 x Small hay shed/stable • 1 x old 4 stand shearing shed • Steel sheepyards • Water tanks The property is being offered for sale by Private Treaty for \$2.5million. For a Property Information Memorandum or to request a private inspection please contact: Kate Jefferies Ray White Rural WA0437 204 025 kate.jefferies@raywhite.com