

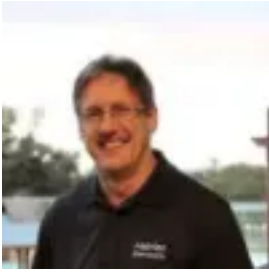
2003 Settlement Road, Napier, WA 6330

Cropping For Sale

Wednesday, 19 June 2024

2003 Settlement Road, Napier, WA 6330

Type: Cropping



Joe Galantino

0428424351

Over \$5,000,000

Well located with diversified income stream! The property is located on the bitumen sealed Settlement Road, approx. 32kms north-east of the major regional centre of Albany. Consisting of 1 title, zoned farming, currently leased and running a beef cattle operation and a bluegum plantation. It is conveniently located to the Settlement Road abattoir, Mount Barker saleyards and Albany port zone. Property size is 301.73Ha. Grazing area is approx. 152ha, Plantation area is approx. 112Ha and Bush area of approx. 38Ha. Topography of the property is flat to undulating. The soil types vary between sand to sandy loam. Pasture is mainly kike and clover. Fertiliser application has been consistent applied each year by lessee. The natural vegetation consists of jarrah/redgum/paperbark. The residence is a 4 bedroom and 2-bathroom brick and tile home. The inside of the property contains a number of jarrah features and african slate floor in the kitchen and lounge, which add to the character of the home. There is a verandah which stretches around the perimeter of the house and allows you to enjoy the property vistas and enjoy the different seasons. Heating for the home is via a wood fireplace in the lounge room, which warms the entire home. Outside, the house yard is large and enclosed and contains a play area for young children as well as raised garden beds for the avid gardener in the family. Other infrastructure on the property includes: • 54m² brick and tile garage area adjacent to the house, • 180m² machinery shed, • 180m² general purpose shed, • Steel cattle yard with crush and loading ramp at the rear of shed area. • There are 5 main paddocks with troughs. Fencing contains steel gates and a mix of 7-line ringlock, plain wire, hotwire on wood and steel posts. The 2024 season has reminded everyone that there is no substitute for having reliable water resources. The property contains excellent water resources below and above ground with 1 dam, 2 soaks, 1 bore, troughs and 2 concrete tanks. The five year average rainfall for the area is approx. 783mm per annum. Imagine being the second only owner of a farming property. It's not often that opportunity comes along! This property presents as a standalone farming block or could be coupled with an existing or additional farming operation to achieve a large scale operation with a diversified income stream. The property is currently leased until 2025. Council rates for 2023/24 are \$3,417.46. The property is offered for sale with expressions of interests sought above \$5,000,000. To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.