

**Lot 1022 Healy Road, Narrikup, WA 6326**

**Sold Mixed Farming**

Saturday, 16 September 2023

Lot 1022 Healy Road, Narrikup, WA 6326

Area: 64 m<sup>2</sup>

Type: Mixed Farming

**\$1,230,000**

Located 40kms north west of Albany in highly sought after area. Property size is 64.77ha or 160 acres. • Located just off the bitumen Spencer Road. • Annual average rainfall for Narrikup is 800mm. • Rear of property has been reeefnated. • Fertiliser application has been Super/Potash 5:1 at a rate of 180-200Kg/Ha per annum. • Property has been limed over a 3 year period. • 100% pasture coverage with good strands of clover. • Central laneway system. • 5 main paddocks with 2 separate holding yards. • Property is currently running 860 sheep, but has run up to 1000 head. • Fencing is plain wire with 7 line ringlock. Posts vary between steel and wood. • Portable cattle/sheep yards in excellent condition located close to property entrance. • 2 stand Shearing Shed with storage area attached. • 10000 litre tank attached to Shearing Shed. • 5 dams with good water supply that never runs dry. Property is offered for sale at offers above \$1,300,000. To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.