

# Lot 5 & 6 Hull Road, Harvey, WA 6220

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PROPERTY

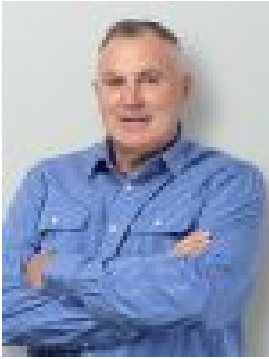
## Mixed Farming For Sale

Wednesday, 10 April 2024

Lot 5 & 6 Hull Road, Harvey, WA 6220

Area: 4 m2

Type: Mixed Farming



Peter Johnston

## Offers from \$350,000

2 separate 10-acre Agricultural Rural farm lots just 5 minutes from Harvey townsite that you can build on right now. Suitable for horses, cattle, sheep, or crops such as hay, fruit and vegetables, or industrial Hemp to name a few. Currently grazing cattle and cut for amazing hay crops. The same area grows some of the best citrus, avocado and close to Harvey Hemp who is looking for suppliers of Hemp seed. Perfect building sites with road access and crossover pipes and limestone supplied by the shire. Other farms in this precinct have or are building homes, running horses etc. Quite the developing little area this one. Do you want to get out of the city and be self-sufficient and self-isolate? Just add a shed or off-grid solar power. Perhaps run a herd of your own cows. Take a closer look at this premium agricultural farmland zoned rural for intensive farming. Approx 4.05 ha and 4.1 ha or 10 acre lots, both with separate titles. These lifestyle lots are as good as you can get. Water: Possible Harvey scheme water for stock & garden use only maybe available subject to application - connection fees will also apply. The option to add a bore with a solar pump is a real alternative and will keep you off-grid, but make sure to get those shire approvals first. The Harvey dam and Waroona dams are just upstream and supply from Harvey Water Irrigation for these properties are a preference as a rule. Water is a valuable tradable commodity. Having a bore will allow you to do your own thing altogether. Land: The soils are heavy loam and are fenced for dairy cattle... but the old fences are in poor condition. Premium clover and rye grass pasture suitable for any livestock including horses. • Lot 5: 4.0519 ha or 10.012 acres • Lot 6: 4.1177 ha or 10.17 acres • 4kms from Harvey off Udac, Herbert, Government and Hull Road. • Heavy loam and clay soils • Premium clover and rye pasture • Possibly Harvey water scheme irrigation for stock and garden supply only - subject to application - connections fees will also apply • Suitable for horses, cattle, or sheep and other stock Well worth a drive-by and welcome to get all the maps and information from the listing agent.