

Lot 6 Wells Glover Road, Bindoon, WA 6502

Mixed Farming For Sale

Thursday, 25 April 2024



Lot 6 Wells Glover Road, Bindoon, WA 6502

Area: 102 m2

Type: Mixed Farming



James Priestly
0447120125

Expressions of Interest

This Property presents as an opportunity to purchase a picturesque rural landholding of 102ha that is well suited for cattle holdings, has quality soils, attention-grabbing views, and a plethora of options for attractive home sites. The Property is zoned Agricultural Resource, with various potential land uses. The property is located on Wells Glover Road in Bindoon, approx 800m from Great Northern Highway within the Shire of Chittering. The property has approx. 475m of road frontage to Wells Glover Road. The site is approximately 9km from the Bindoon/Chittering Townsite and approx. 6km from the nearest grain delivery. The site is partially flat with some undulation and hills and with predominant red loam soils. It's mostly cleared land with areas of bush along the ridges. Current site improvements include good-quality boundary fencing, stockyards with steel cattle crushes, and a loading ramp as well as a windmill. Water is available from the winter running Wootra Brook Creek and three onsite dams, two of which still hold water during summer. Power is available at the property boundary but requires a connection to be made. For sale via Expression of Interest starting from the high \$900k's. Contact James for a copy of the Information Memorandum. Property Features:- 102.61a ha site - Mostly flat with mild hills - Numerous options for home sites - Quality views throughout the site - Zoned Agricultural Resource - Well suited for cattle - Stockyard and ramp - Windmill - Onsite dams - Quality soils - Direct access to Wootra Brook Creek - Power available at the property boundary - Approx. 25 to 30ha of cropable area - Approx. 100ha of grazing area