

# Lot 8145 Dwelyerdine Road, Wagin, WA 6315

## Mixed Farming For Sale

Friday, 3 May 2024

Lot 8145 Dwelyerdine Road, Wagin, WA 6315

Area: 97 m2

Type: Mixed Farming



Duncan Synnot

## Offers to Purchase

Discover the perfect blend of location, opportunity, and versatility with this 97.12\* hectare property, strategically located at the junction of the Wagin, Wickpin and Narrogin Shires, just 37\* kilometres southeast of Narrogin and approximately 240\* kilometres southeast of Perth. Offering 70\* hectares of cropable land, with scheme water access and power running through (not connected), it has previously been leased for cropping. With fences in fair condition and boasting an approximate average rainfall of 490mm, the property offers an ideal canvas for those seeking to diversify into livestock operations. Whether you envision an agricultural venture or a tranquil rural retreat, this property presents an unparalleled opportunity to realize your dreams.

**Key Features**      70\*hectares (173\*acres) Cropable      490\*mm  
approximate average rainfall      Scheme Water      Power running through property (not connected)

**Buyers Note:** All measurements/dollar amounts are approximate only and generally marked with an \* (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.