

**Lots Marsh Road, West Pinjarra, WA 6208**

*Elders*

**Mixed Farming For Sale**

Friday, 3 May 2024

Lots Marsh Road, West Pinjarra, WA 6208

Area: 134 m2

Type: Mixed Farming



Adrian Carroll

## Expressions of Interest

Here is your chance to secure this prime grazing country in the tightly held West Pinjarra region. Located adjacent to the Forrest Highway with access via a limestone track, locally known as Marsh Rd (south off Paull Rd), this property comprises 4 lots on 2 Certificates of Title and is currently utilised for cattle grazing. Soil types predominantly consist of sand over clay with good fertiliser history. Fenced into 4 main paddocks with stock water supplied via 2 wells equipped with windmills. A set of steel cattle yards provide cattle handling facilities. Opportunity to acquire as a quality fattening or breeding property or unlock the potential of the multiple lots down the track - the choice is yours! 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.