

**16182 South Western Highway, North Boyanup, WA**



**6237**

## **Mixed Farming For Sale**

Saturday, 29 June 2024

16182 South Western Highway, North Boyanup, WA 6237

Area: 40 m2

Type: Mixed Farming



Peter Harris  
0417996206

## **Offers over \$1,350,000**

This property boasts premium River Loam soil, perfectly suited for mixed farming endeavours. You will benefit from a substantial 540 Megalitres of irrigation capacity sourced from the esteemed Preston River system, complemented by elevated sandy loam terrain. Situated a mere 20 minutes from Bunbury's CBD with direct highway connectivity, this property offers unparalleled convenience and accessibility. Embrace a spectrum of agricultural pursuits including grazing, hay production, equine activities, horticulture, and more. Key infrastructure features include a spacious hay/storage shed, adjacent stockyards, and dairy facilities with holding yards. The property is well fenced, with rye grass and clover pastures, and strategically subdivided paddocks for efficient livestock management. Perched on elevated sandy loam, the property includes an ideal building site adorned with established plantings, offering the perfect setting to construct your dream home overlooking this picturesque landscape. With its generous water allocation and highway accessibility, this property presents limitless opportunities to realize your agricultural ambitions securely and sustainably. For further information and inspection details contact Peter Harris on 0417 996 206.