

4704, Johnston Rd, Yarloop, WA 6218



Mixed Farming For Sale

Sunday, 23 June 2024

4704, Johnston Rd, Yarloop, WA 6218

Area: 122 m2

Type: Mixed Farming



Don Fry
0418909916



Lorelle Fry

Offers from \$1,820,000

LAWD is pleased to present for sale Lot 4704 corner of Johnston and Nicholson Roads, Yarloop (the Property) a productive grazing property located in the tightly held Shire of Harvey in Western Australia. Featuring a total of 122.77* hectares (303.37* acres) on one title. This appealing property is benefited by fertile soil types and favourable climatic conditions in a well-positioned location in the agricultural regions of the southwest. Key investment highlights:

- The property is currently utilised for beef and hay production.
- Two earth dams, fully equipped windmill and storage tank, provides water for the livestock
- New boundary fencing was constructed on the east, north and south sides in 2016. The Interior is fenced into four paddocks comprising a mix of steel and jarrah posts, four plain and two barbwire.
- Infrastructure includes 180* square metre hay shed, 135* square metre machinery shed, working stock yards with crush and ramp
- The Property boasts a fertile soil composition, primarily characterised by a mix of sandy loam, loam over clay with an area of banksia sand providing warmth and protection from winter weather. Annual September fertiliser application of 17* tonne of Spring Burst
- Mean annual rainfall of 838* millimetres (Wagerup Refinery Weather Station)
- The property is slightly undulating and boasts two road frontages with views of the Darling Ranges to the east.
- Strategically located in proximity to several regional centres including, Harvey 17* kilometres, Waroona 14* kilometres, Australind 53* kilometres, Bunbury 62* kilometres and 124* kilometres to Perth.
- Shire rates \$2,000* per annum.

For further information please contact Don Fry +61 418 909 916 or Lorelle Fry +61 417 909 915