

486 Corser Road, Wandering, WA 6308

Mixed Farming For Sale

Sunday, 23 June 2024

486 Corser Road, Wandering, WA 6308

Area: 193 m2

Type: Mixed Farming



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\$2,300,000 +

"WANDERING FARM" is a truly beautiful property located just over an hour's easy drive south east of the Perth metro area. This is an exceptional opportunity to purchase a well established property consisting of 4 independent titles totaling 194 hectares (approx 500 acres) of gently undulating hills and valleys with two treelined winter creeks. The deep, rich, fertile soils are highly productive and together with a reliable rainfall support the growth of abundant crops of hay, a variety of grains and lush pastures. For the past 30 years the owners have run a mixed farming enterprise raising Beef cattle, sheep for wool and lambs and broadacre horse agistment. The abundance on offer here extends to the amount of water available with 6 dams (3 of which are fenced), 1 soak and 390,000 litres of tank storage for stock water. There are also 3 tanks totaling over 400,000 litres of rainwater to service the house and gardens. Divided into 20 paddocks of varying sizes from several at 80 acres down to sets of feed-lot and holding paddocks all with well maintained "all stock" style fencing. The large set of cattle yards which also accommodate the sheep and horses as required are accessed via a laneway system for easy stock handling. There are some possible options (subject to council approval) with the accommodation. It would be a large, comfortable two story shed/house with every modern convenience. An open plan living, dining, kitchen with a dishwasher, gas cooking, wood heating and air conditioning. A scullery, laundry, second dining/entertaining with views over the valley. A fourth bedroom/store room, dressing room and a full bathroom complete downstairs. Upstairs features 3 very large bedrooms and a powder room with air conditioning for year round comfort. Attached there is a 15m x 12m workshop which includes a 2.4m x 2.4m cool room/butchers area. There is a 15m x 18m x 6m concreted, powered hay shed, a large powered machinery shed with 2 x 20 ft sea containers built in. The shed area is completed by 3 grain silos. Mains power is supplemented by solar panels with an inverter that is battery ready if desired.