

5670 Soldiers Road, West Holleton, WA, 6369

Other For Sale

Sunday, 8 September 2024

5670 Soldiers Road, West Holleton, WA, 6369

Bedrooms: 10

Bathrooms: 4

Type: Other

"CUMBERLAND FARMS"

Nutrien Harcourts WA is pleased to present for sale "Cumberland Farms", West Holleton. This mixed farming opportunity is situated in the Eastern Wheatbelt region of Western Australia and has been a proven producer over many decades.

Key investment highlights include:

- "Cumberland Farms" comprises a total land area of 6,854.47* hectares (16,938* acres), of which 5,921* hectares (14,630* acres) is indicated as arable.
- Currently utilised for cropping of wheat, oats, lupins and livestock production (sheep).
- Full complement of quality farming infrastructure and housing.
- Secure water via fifty-seven* dams and a fresh water bore supplying unlimited water provided from neighbour on lease and extensively piped across home farm.
- Soil types are strong to medium clay loams and gravel. Gently undulating topography and benefited by 332* millimetres average annual rainfall (BOM - Gibb Rock).
- Situated 15* linear kilometres from Mount Walker, 55* linear kilometres from Narembeen, 92* linear kilometres from Merredin and 285* linear kilometres from Perth Airport.
- Road frontages to Soldiers Road, Calzoni Road, Sloss Road, Moorine South Road and Holleton Road.
- Thirteen freehold land titles within the Shire of Narembeen.
- Available as a whole or in two parcels - "Cumberland Home" and "Moses".
- Additional option to sell with a comprehensive list of farming equipment, machinery and livestock on part walk-in walk-out basis plus an opportunity to secure the existing farm manager.
- Long-term cropping production and extensive fertiliser history available to qualified buyers.

The property is a unique opportunity to acquire a highly productive holding within a tightly held region.

"Cumberland Farms" is offered For Sale by Expression of Interest closing 1pm (AWST) Wednesday 23rd October 2024 (if not sold prior).

Contact exclusive selling agents Nutrien Harcourts WA, phone local specialist William Morris 0448 415 537 to discuss in confidence.

*Approximately