

'Rocky Pass' Quelagetting Road, Cunderdin, WA

6407

Sold Cropping

Wednesday, 6 September 2023

'Rocky Pass' Quelagetting Road, Cunderdin, WA 6407

Bedrooms: 4

Area: 1400 m2

Type: Cropping



Rex Luers

0417092567

Contact agent

'Rocky Pass' has been held by the Beard family since 1907 and in recent years has been leased out with the owners living on farm. The farm is now offered for sale for the first time in over 115 years by genuine sellers. The property soil types run from mostly early selected 'Salmon Gum' country through soft, medium 'Mallee' & 'York Gum' soils together with approximately 20% sand plain. In a range above sea level from 265m to 300m, the topography is gently undulating and, in general rises from west to east and is considered to be open, clean country. The current lessee sows cropping compound with trace elements equivalent to approximately eight 8 units of phosphorus plus 25kg MOP where required based on soil type and soil testing. Nitrogen is by way of 50 litres of UAN sown below the seed and then follow up granular Nitrogen seasonally dependant. In excess of 1900 tonnes of lime has been applied in the last 5 years with approximately two thirds of that being locally sourced 'Morrell' lime. On average there has been over 400 hectares of the farm left to pasture or sown to lupins each year and the spray-topping of the 2023 pastures has just been completed. Paddock 9 was 'spaded' in 2022 and there has been some trial 'deep ripping' in places. Fencing is considered to be 'stock proof' and the livestock water supply is by way of seven freshwater dams and four scheme water meters. The current owners had 'Fewster and Stone' build the farm homestead in 1979 which is a four bedroom, brick & tile construction with evaporative air conditioning, open living areas, two bathrooms, under roof carport, established gardens and lawns and connected to the scheme water. The modest complement of farm infrastructure that includes 3 stand shearing shed & yards, approx. 100 tonne fertiliser storage, overhead grain storage, G.P. sheds and a 50,000 litre freshwater boom-fill. The farm is located 22 kms north of Cunderdin by sealed road and will auctioned as one parcel but any buyers interested in smaller parcels are encouraged to contact the agent.