

**110 South Road, Wellington Mill, WA, 6236**

*Elders*

**Rural For Sale**

Tuesday, 3 September 2024

110 South Road, Wellington Mill, WA, 6236

Type: Rural

## Wellington Mills Magic!!

67ha (166 acres) approx.. located at the top of the Ferguson Valley and only 10 mins walk to the famous Gnomesville this property is right in the tourist zone.

There are large Peppy trees stands scattered in the paddocks offering summer shade to the livestock and a backdrop of native forest to the southern boundary.

Bountiful water is available from several springs and a spring fed gully dam which is serviced by a solar pump that pumps to a large 150,000 litre tank.

Beautiful rolling green hills with a bubbling winter creek, this property is very well located and now ready for the new owners to take it to the next level.

☑1 hectare of established reticulated truffles

☑2 general purpose sheds power connected

☑Cattle yards

☑Old house needs work

☑Heavy loam soil types

☑Price - \$1.8mil