

139 Takalarup Road, Takalarup, WA, 6324



Rural For Sale

Thursday, 10 October 2024

139 Takalarup Road, Takalarup, WA, 6324

Bedrooms: 6

Bathrooms: 3

Type: Rural

Property Suited to Mixed Farming and or Cattle Stud

Takalarup is situated approximately 45 km's north of Albany in the Plantagenet Shire, 30km's east of Mt Barker on Takalarup Rd.

Excellent undulating country, high on the hill side at the eastern end of the Porongurup Ranges, running down to productive flats. Original timbers include jarrah, redgum, ti tree & paper bark.

Soil types are good mixed soils from granite loams, sand over gravels over clays, medium sands to gravel loams & peat swamps.

Estimated grazing country is about 540 to 560 ha's, allowing the opportunity to mix farm here with grain & stock complementing each other.

Good fertiliser applications over the years with applications of super potash 3:2 plus applications of urea with dolomite & gypsum over areas on the property. Pastures rates at 140 to 150 kg/ph over numerous years.

The property is watered from 10 dams, six soaks & very good underground water supplies if so required to be developed. Domestic supplies from rainwater tanks are at the homesteads & sheds.

Overall, there are excellent water supplies on the property.

Fifteen paddocks complement the two smaller holding paddocks with fencing a mix of plain wire electric and ringlock on steel & wood posts.

All in good serviceable condition with some new over the last few years.

Average annual rainfall is 650mm.

Improvements to the property include a large machinery shed measuring 9m x 27m, constructed of steel & iron, an older style shearing shed converted to a machinery & workshop shed with power & part cement floor plus a concrete fertiliser shed with 100 tonne capacity & three silos.

9m x 18m steel & iron/wood hay shed plus numerous other GP sheds for storage.

Cattle yards are constructed from K rail & wood with good raceway system & under cover cattle crush, estimated capacity here is at 400 head, all in very good serviceable condition, centrally located to the property & close to all sheds.

The main homestead, constructed in 1990, has majestic rural views over the Coastal ranges & to the east & south.

Features include three large bedrooms, two bathrooms, formal lounge, study, open plan kitchen with meals and family room.

A fully enclosed double garage, front & rear verandas and reticulation are included.

Neat & tidy three bed one bath workers cottage with a new iron roof.

The property has been running up to 140 breeders, bulls & carry over heifers plus 230 hectares of mixed crop. Estimated breeder capacity at 400 to 500 head.