

3279 Calzoni Road, West Holleton, WA, 6369

Rural For Sale

Thursday, 10 October 2024

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Type: Rural



Suzie Perrin

YILGARNY - 3279 Calzoni Road, West Holleton

Broadacre farming property ideal as an add on block to your existing farming enterprise.

Total Area: 1740 ha

Arable: 1595 ha

With large open paddocks Yilgarny is ideal for large scale cropping and ensures maximum efficiency.

The 2024 season 1165 hectares cropped to Maximus Barley with 430 hectares fallowed and well set up for 2025 growing season.

Infrastructure consists of:

2 x Fertiliser Sheds, Machinery Shed & Shearing Shed

3 Bedroom Donga with shower & toilet

2 x 5000 litre diesel tanks, 1 x Rainwater Tank

2 x Moylan Silos, 3 x Flexi N Tanks

Medium to heavy loam to clay soil types and original vegetation consists of Mallee, Salmon and Morrell.

Yilgarny has been operating as a cropping only aggregation with no livestock, providing minimal compaction over the years.

The property consists of two titles and can be accessed off Emu Fence Road along with Calzoni Road. If you are looking for a larger scale aggregation the neighboring property of Lanark Farms consisting of a further 8,192.71 acres with a full complement of farming infrastructure on 3207.92 acres with direct access through double swinging gates adjoining Yilgarny.

Located 60 kilometers from Hyden and 80 kilometers from Narembeen.

Annual Rainfall of 332mm

For all enquiries, please contact Exclusive Selling Agent Suzie Perrin directly on 0438 545 265