

**394 Fordham Road, Wyening, WA, 6568**

**Rural For Sale**

Friday, 30 August 2024

394 Fordham Road, Wyening, WA, 6568

Type: Rural

## "The Blue Ribbon Area of the North"

Waterlee Farm, CALINGIRI

"The Blue Ribbon Area of the North"

- Land Size: 520.45ha - 1286 Acres.
- Located between Bolgart and Calingiri only 145 km from Perth.
- 394 Fordham Road, Wyening, in sought after reliable area.
- Productive York gum Jam country with red clay loam soil types.
- Lime and Gypsum applied with majority above 6 PH.
- Fertilizer - Vigor applied at 100 kg/ha & Urea/Potash @ 120kg/ha.
- Reliable rainfall of 450 mm, with 275 mm in the growing season.
- Arable/cropping area approx. 421.8 ha (1,042.4 ac).
- Currently cropping Wheat, Barley and Canola.
- Large machinery shed - 470m<sup>2</sup> & Hay shed 330m<sup>2</sup>.
- Steel/iron with plastic liner 250,000 litre rainwater tank.
- The Shire of Victoria Plains rates \$9,057 for 2024/25.

"OPTION - Large 4 x 2 brick & tile home built in the 1970's plus: GP shed, workshop, cool room, fertilizer shed with concrete dividers, connected to power and scheme water to 22.5 k/lt tank, all on 2.3ha (5.8ac). Buyers have the Option to include the Homestead block in their offer".

For Sale: via Offers to Purchase - IF NOT SOLD PRIOR.

Inspection strictly by appointment only.

Offers close at 3 pm Monday, 30th September and are to be received by email to [admin.wa@nh.com.au](mailto:admin.wa@nh.com.au) at 32 Farrall Road Midvale WA 6056.

For further information please contact Kevin Manuel - 0428 954 795.

Email: [kevinmanuel@wn.com.au](mailto:kevinmanuel@wn.com.au)