

501 Omeehans Road, Amelup, WA, 6338

Rural For Sale

Friday, 30 August 2024

501 Omeehans Road, Amelup, WA, 6338

Type: Rural



Simon Thomas

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The Estate of MP Slade (Blacks and Talyat)

A rare offering of two prime properties of scale located within the tightly held and highly regarded Amelup/Borden mixed farming regions in the Great Southern of Western Australia.

Totalling 4325.33 hectares with a combined arable area in the vicinity of 3754 hectares, properties of this calibre in this location are rare to the market. The lineal distance between the two properties is approximately 8 kms.

The properties have good laneway access and have undergone extensive refencing in recent years. Blacks and Talyat's primary focus in recent times has been Merino sheep production although both properties are well suited and ready for large scale crop production. The cropping program for 2024 has been a total of 1203 hectares being Maximus Barley (1068.26 ha) and Banister Oats (135.45 ha).

Both properties are undulating well drained with varying soil types. The long term rainfall averages are in the 375mm 388mm range (source BOM). There are excellent watering points from numerous dams over both properties, many with catchments.

Blacks and Talyat are located just east of Chester Pass Road, creating easy access to Borden or an arterial link to the Port of Albany.

The aggregation collectively is on 16 titles so is available as one parcel or potentially broken down into smaller parcels.

Improvements over the properties are as follows:

Talyat (501 Omeehans Road, Amelup)

- ☑ Brick and iron 4 bedroom 2 bathroom home with a double carport
- ☑ Firbo and iron 3 bedroom 1 bathroom home in average condition
- ☑ Small basic quarters in average condition
- ☑ 3 GP sheds all in fair condition
- ☑ 5 stand shearing shed with steel modern yards
- ☑ 10 X 2700 bushel Moylan silos in good condition plus various other silos in fair condition

Blacks (1028 Nightwell Road, Borden/Nalyerlup)

- ☑ 5 stand shearing shed with modern steel yards
- ☑ Large modern GP shed
- ☑ 10 X 2700 bushel Moylan silos in good condition plus various other silos in fair condition

This is a once in a lifetime opportunity to acquire quality farmland in a very sought after mixed farming region.

For further information or to arrange an inspection please contact Simon Thomas at Elders Real Estate on 0407 380 365.

The property is selling by Expressions of Interest by formal offer, closing on the 10 October 2024.