

**"Neymerup" Neymerup Road, Boscabel, WA, 6394**

**Rural For Sale**

Sunday, 18 August 2024

"Neymerup" Neymerup Road, Boscabel, WA, 6394

Type: Rural

## Perfect Satellite or Add on Block!

"Neymerup", is located on Neymerup Road, 20kms north of the Kojonup townsite.

Property size is 452.90ha or 1119 acres. Arable area is approx. 363ha or 897 acres.

Consisting of 3 titles, zoned farming and currently seeded to maximus Barley of 363 Ha for the 2024 season. Rotational cropping has been barley/canola.

Topography of the property is flat undulating with consistent soil types. The soil types are duplex and vary between sand over gravel to sandy loam. Approx 90% of the soil types are regarded as medium and 10% are considered light.

Lime has been spread on the property at a rate of 3.5t/ha. Fertiliser application has been MAPCZ, MOP, SOA, UAN and Urea.

The vegetation consists of wandoo/jarraah/gum. The property also includes sandalwood plantation of 16.1Ha and Pines of 8.7Ha.

Infrastructure on the property includes:

- 4 Stand shearing shed with wood and steel yards,
- Concrete Tank,
- 1x 2000 bushel silo,
- 2x 1500 bushel silos.

There are 2 main paddocks. Fencing contains 7-line ringlock on steel posts. Some fencing has been removed to suit rotational cropping, but wire is on hand and can be refenced to incorporate smaller paddocks or include livestock in program.

Water resources consist of 3 soaks, 2 dams, 1 bore and 1 tank. The 5 year average rainfall for the area is approx. 416mm per annum, with 345mm received during the growing season.

Council rates for 2023/24 were \$6,6000 approx.

This property is centrally located and borders the Boscabel townsite and the Albany Highway. It contains quality neighbours on all sides. It would serve as an ideal satellite block or add on to an existing farming operation. It can be operated as a continuous cropping operation or mixed cropping/livestock operation.

The property is listed for sale at offers above \$3,000,000.

To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.

NB: The neighbouring property is also available for sale and contains 2 separate accommodation options as well as additional shed and water infrastructure.