

**. Thomson Brook Road, Thomson Brook, WA, 6239**

**Rural For Sale**

Friday, 30 August 2024

. Thomson Brook Road, Thomson Brook, WA, 6239

**Bedrooms: 4**

**Bathrooms: 1**

**Type: Rural**

**'PICTURESQUE PRIVATE LOCATION WITH WATER AND INCOME'**

THOMSON BROOK 104.285ha / 257.69ac

**'PICTURESQUE PRIVATE LOCATION WITH WATER AND INCOME'**

"Contact agent for address"

- Located 16 kms east of Donnybrook. School bus service passes front gate
- Lovely 4 x 1 renovated fibro, colorbond and tile roofed residence fully insulated with air conditioning and tile fire.
- Infrastructure includes a concrete floored workshop, machinery shed, hay sheds, an old dairy, shearing shed and a retired piggery. All with power connected
- Steel cattle yards to handle approx. 100 head with covered race and vet crush
- Internal underground power and 22KVA backup diesel generator
- Undulating holding currently used for beef and fodder production.
- Livestock water supplied via 5 dams and water troughs; 4 dams are aerated by diffuser. Power connection to 5 dams
- Licensed aquaculture supply business provides tidy additional income
- Strong gravelly loam over clay soil types with good ameliorant history
- Ringlock & electric fencing with 10 paddocks, 2 holding paddocks and central laneway system
- The property is visually appealing hill country and privately positioned, with pockets of attractive natural bushland
- Inspections are welcome by appointment only

For sale by Offers to purchase over \$2,500,000 closing on 31 October 2024 (if not sold prior)

All enquiries to Exclusive Agent

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