

South-coast Highway, Munglinup, WA 6450

Sold Other

Wednesday, 13 September 2023

South-coast Highway, Munglinup, WA 6450

Area: 853 m2

Type: Other



Rob Johnstone

Contact agent

'Willanja' is located on the South Coast Highway approximately 11 kms east of Munglinup and 97 kms to the west of the regional centre and port of Esperance. The total area of 853 hectares offers approximately 748 hectares cleared, and within that approximately 670 hectares are rotationally cropped. Soils are typical of the area with sandy loam over ironstone gravels and clay, 'Willanja' has a natural creek line running through the property providing the opportunity to incorporate drainage, which has, and is still being integrated with encouraging results. Rainfall is around the 525 mls pa, so the scope is open for the full range of crops and pastures. 'Willanja' is influenced by the south-coast, so the likely hood of frost is minimal. Currently the vendors have been rotationally cropping around 350 hectares of cereals per annum, with the remainder to pasture that includes sub-clovers, serradellas and grasses. Recent cropping rotations have been mainly wheat and or barley, with pasture acting as a break crop. Canola has not been grown since 2015, so you would think canola could be a good option. Fertiliser has been applied during the cropping phase, with between 60 and 70 kgs per hectare of MAPS, and up to 2t per hectare of lime. The property has a well fenced central laneway and watered from 2 dams and 2 equipped bores. Windmills pump to tanks (73,000 lts.) and then water is reticulated to troughs. Water quality is good and suitable for stock and spraying. Other improvements include a GP shed with lean-to and set of sheep yards. 'Willanja' is certainly in the right spot, with reliable rainfall for WA standards, and bitumen road access at the front gate. The property will be Auctioned at the Munglinup Community Centre on the 11th of October at 1.30 pm.