



Lot 5786 Cnr Highbury East and Borgas Rds, HIGHBURY, WA 6313

Affordable small farm with production and/or lease potential

80.98 hectares, 200.10 acres

80.97ha (200ac) Located just any easy drive from Narrogin or Highbury, this small farming property is currently leased to a quality tenant and showing a good rate of return on investment compared to other small properties. Featuring good arable land interspersed with lower drainage and bushland areas, the property has a good feel to it and should have potential to produce even more under more intense management.

While the property has previously been cropped it is currently used for grazing sheep so has secure sheep fencing in place. Watered by one dam and a scheme water connection both livestock and spraying water requirements are catered for. The large shed on the property is in good condition and there is a transformer installed ready for mains power connection. Whether you are looking to build on the property or just need more farming land this Highbury property should be on your list to inspect.

- Land Area 80.978 hectares

TYPE: For Sale

INTERNET ID: 10116266

SALE DETAILS

\$160,000

CONTACT DETAILS

Elders Real Estate

41 Fairway Street
NARROGIN, WA
08 9881 9881

Jeff Douglas

PROPERTY OVERVIEW

Land Use	Grazing, Cropping,
Grazing	Sheep
Description of Country	Medium to heavy loam
Improvements	Large machinery/general purpose shed approx. 90' x 30' steel framed, 3 open bays, 3 closed bays, earthen floor
Other Improvements	
Yards	Sheep, Cattle, Other
Fencing	Sound boundary fencing
Number of Paddocks	2

WATER/IRRIGATION

Water Supplies	Town Reticulated, Dams
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REGIONAL FACILITIES

Nearest Regional Centre	Narrogin
Distance from Centre	Narrogin 25.00
Road to property	Gravel roads

TITLE/POSSESSION

Type	Freehold
Shire/District Council	Narrogin
Rates	(2016) \$658

LIVESTOCK

Livestock carried



