



Lot 2750 Maranup Ford Road, GREENBUSHES, WA 6254

Investment Opportunity 84.17 Ha (208 Acres) Prime Reliable Location

83.61 hectares, 206.60 acres

Greenwood Farm is situated 8 kms from Greenbushes on Maranup Road that has bitumen frontage.

The property is 84.17 hectares or 208 acres and in 2003 forty hectares (100 acres) of Tasmanian Blue Gums and 35 hectares or 86 acres of pines were planted. The blue gums have now been harvested and are coppicing up. The pines have been thinned and low pruned. Both timber assets are professionally managed.

Greenwood Farm is undulating to hilly, mainly gravel loam soil types with two creek systems running through the property that has permanent water.

The three bedroom house is approximately 100 years old and was extensively renovated in 2003. It is serviced by a 45,000 litre rainwater tank with the toilets connected to another 16,000 litre tank that is automatically filled from a soak in the creek system. The house is currently let (with very good rental income) with the current tenants having been there for many years and they have indicated their desire to continue to stay on the property. This does all contribute considerably to the income from the property.

TYPE: Sold

INTERNET ID: 17605813

SALE DETAILS

Offers over \$519,000

CONTACT DETAILS

SDEA Bunbury
13 Stirling Street
Bunbury, WA
08 9721 3533

John Wilson

Greenwood Farm presents a very good investment opportunity as the plantation timber is owned by the owners of the property with the pines expected to reach harvest production within 12 - 13 years.

The three way income with the pines, regrowth blue gums and the rental of the house should suit an astute investor as part of their superannuation fund or just a straight out investment opportunity.

Latest Forester's report available.

Contact John Wilson 0428 866 033 or Jeff Heath 0429 311 223.

- Land Area 83.608 hectares
- Bedrooms: 3
- Bathrooms: 1



PROPERTY OVERVIEW

Yards	Sheep, Cattle, Other
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HOMESTEAD

Bedrooms	3
Bathrooms	1



