



CALINGIRI WA 6569

Carani Farms (3,585 ha / 8,860 ac)

3,585.91 hectares, 8,860.78 acres

Elders Real Estate are privileged to offer 'Carani Farms' to the market, for sale via "Offers to Purchase" closing 1pm, Wednesday, 2nd September 2020 (unless sold prior).

The property consists of a total of 3,585.91 hectares (8,860.95 acres) of mostly adjoining land in a highly regarded production area of Western Australia.

'Carani Farms' are located between the towns of Calingiri and Wongan Hills, being approximately 18km North East of Calingiri and 20km South West of Wongan Hills. The farms are approximately 150 km North East of Perth and located in the Shires of Victoria Plains and Wongan - Ballidu in an estimated 400 - 450mm average annual rainfall zone.

The property enjoys bitumen road frontage to the Calingiri - Wongan Hills Road and also the Yerecoin South East Road. There is secondary frontage to the Carani East Road, Martin Road and Brennan Road.

TYPE: Sold

INTERNET ID: 22334142

SALE DETAILS

Offers to Purchase

CONTACT DETAILS

Midland Rural
14 Clayton Street
Bellevue, WA
08 6350 3300

Simon Cheetham

The property is available as a whole, or in the following approximate sized parcels:

Carani (405 ha / 1,000 ac)

Harrogate (615 ha / 1,519 ac)

Robbies (963 ha / 2,380 ac)

Dix (602 ha / 3,959 ac)

The majority of the arable area is well drained and slightly undulating with soils predominantly easy working, medium, loam and duplex soils. Soil types include loamy gravels, loamy clays, yellow to brown sands over clay. Soils are considered to be productive and of a high standard overall. Native vegetation includes Wandoo, Mallee, Salmon Gum, York Gum, tea tree and tamar.

'Carani Farms' is fortunate to have a reliable underground water supply with numerous bores and a freshwater soak on Harrogate. A combination of solar pumps and windmills reticulate water to troughs and tanks strategically located over the farms, including a 235,000 litre Rhino tank on Robbies. Nearly all paddocks have troughs suitable for sheep.

In recent years, the farm has supported approximately 1,500 merino ewes and their progeny with the long-term cropping rotation seeing wheat, barley, canola and lupins being sown annually. In 2020, a total of 2,162 hectares (5,342 acres) have been sown, with the remainder of the arable area left to pasture.

The land has been well cared for, with nearly 4,000 tonnes of lime being applied in the past three years and generous fertiliser rates in both the cropping and pasture phase.

'Carani Farms' offers all buyer types a genuine opportunity to expand their farming operations in a highly desirable part of Western Australia.

SALE SUMMARY

- Total landholding of 3,585.91 hectares (8,860.95 acres)
- Located in a prized production area of Western Australia
- Predominantly easy working, medium soil types
- Well suited to cropping and/or grazing operations
- Consists of 15 lots and divided into 22 main paddock

For Sale by "Offers to Purchase" by Formal Offer

Closing Wednesday 2nd September at 1.00pm (unless sold prior)

Inspection and offer documentation available only through Exclusive Selling Agents

- Land Area 3585.91 hectares





