



599 Syred Road, TAKALARUP, WA 6324

Takalarup North

225.25 hectares, 556.59 acres

Takalarup North presents a great opportunity to acquire a substantial landholding in this well known, reliable and proven mixed farming location. With a total aggregation of 225.25 ha across three titles, there is an estimated 179 ha of croppable area.

Situated 42km east of Mt Barker and 55km north of the Albany Port, it is conveniently located close to Chester Pass Road, being one of the arterial roads leading into Albany.

The property enjoys substantial frontage to the Kalgan River that goes hand in hand with strong river loam soil types that will be evident upon inspection. This holding has been well farmed with a solid fertiliser history over many years.

Long term rainfall in this location is in the vicinity of 550mm/pa, the 4 paddocks are well watered from 4 dams and the undulating country is conducive to capturing more water if required. The fencing is of a high standard and whilst not yet connected, power is available across the property.

Opportunities in this region are rare, where properties are typically tightly held. Access to the river and the Porongurup Ranges to the south west providing a scenic backdrop makes this a stand out.

TYPE: Sold

INTERNET ID: 22461277

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Simon Thomas
0407 380 365

For more information or to arrange an inspection please contact Simon Thomas at Elders Rural Real Estate on MBL 0407 380 365.

Takalarup North is for sale by Expressions of Interest By Formal Offer Closing on 30 October 2020.

- Land Area 225.25 hectares

PROPERTY OVERVIEW

Location details	42kkm East of Mt Barker, 55km North of Albany
Land Use	Cropping, Mixed Farming,
Description of Country	Well watered undulating country with frontage to Kalgan river
Rainfall Average	550 millimetres
Fencing	High standard of fencing throughout, power available across the property though not connected
Number of Paddocks	4

WATER/IRRIGATION

Water Supplies	
Comments	Good water supplies, 4 dams, river frontage to Kalgan River

CROPS/PASTURES

Pastures	Good fertiliser history
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REGIONAL FACILITIES

Nearest Regional Centre	Albany
Distance from Centre	Albany 55.00
Nearest Town	Mount Barker
Distance from Town	42.00 km

TITLE/POSSESSION

Type	Freehold
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LIVESTOCK

Livestock carried	
Additional comments	Currently carrying sheep



