



## Lots 2572 and 2573 Ryan Road, LOWLANDS, WA 6330

Ryan Road, Lowlands

**24.47 hectares, 60.47 acres**

Lots 2572 & 2573 Ryan Road Lowlands presents a great opportunity to secure 24.47 HA of high rainfall country in the super quiet and private location. Located approximately 25km south east of Denmark and 40km west of Albany. The property is on two titles with Lot 2572 having some good elevated sites that would be suitable to build on. Power also runs through the property.

With year-round green pastures and an abundance of fresh water, with some research and due diligence other opportunities could present themselves. A portion of one of the titles has historically and successfully been used for potato production.

Realistically priced this property is worth exploring, for more information or to arrange an inspection contact Simon Thomas today. M: 0407 380365

- Land Area 24.47 hectares

**TYPE:** Sold

**INTERNET ID:** 22525246

**SALE DETAILS**

**\$350,000**

**CONTACT DETAILS**

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

**Simon Thomas**  
0407 380 365

## PROPERTY OVERVIEW

Location details	Lots 2572 and 2573 Ryan Road
Description of Country	Swamp, approx 7 hectares croppable
Rainfall Average	750-800 millimetres

## WATER/IRRIGATION

Water Supplies	
Comments	Soaks and dams

## CROPS/PASTURES

Pastures	2 tonne normal application fertiliser in the last 12 months
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## REGIONAL FACILITIES

Nearest Regional Centre	Albany
Distance from Centre	Albany 45.00
Nearest Town	Denmark
Distance from Town	25.00 km
Schools	Primary, Secondary Bus

## TITLE/POSSESSION

Type	Freehold
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## LIVESTOCK

Livestock carried	
Additional comments	Currently carrying 20 Head Cattle



