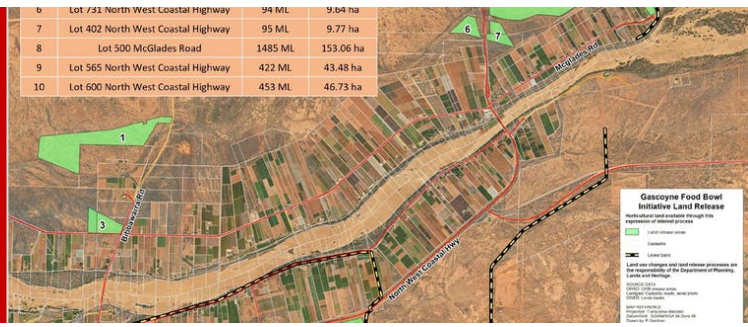




EXCITING OPPORTUNITY TO SECURE PRIME HORTICULTURAL LAND IN WESTERN AUSTRALIA'S GASCOYNE REGION

26

6	Lot 751 North West Coastal Highway	34 ML	9.64 ha
7	Lot 402 North West Coastal Highway	95 ML	9.77 ha
8	Lot 500 McGlades Road	1485 ML	153.06 ha
9	Lot 565 North West Coastal Highway	422 ML	43.48 ha
10	Lot 600 North West Coastal Highway	453 ML	46.73 ha



Area	Approximate land area 68.65ha
Water allocation	To be confirmed



CARNARVON WA 6701

Exciting opportunity to secure prime horticultural land in Western Australia's Gascoyne region

10.00 hectares, 24.71 acres

Rare opportunity to secure sought-after horticultural land on the Gascoyne River with water allocation.

- Highly sought after horticultural land
- Seven lots available, ranging from 9.64 ha to 153.06 ha
- Water allocation available from Gascoyne Water Co-operative
- Well managed, reliable groundwater source
- Proven region for reliable, counter season production

These lots are available to purchase by expression of interest, they are being offered as a conditional purchase with a lease in the first instance and a freehold title once developed. This presents a rare opportunity to enter the region at a minimal cost and

TYPE: For Sale
INTERNET ID: 22744661
SALE DETAILS
 EOI closing 2pm (AWST) 26 March 2021
CONTACT DETAILS
Midland Rural
 14 Clayton Street
 Bellevue, WA
 08 6350 3300
Greg Smith
 0428 486 806

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

create cash flow prior to being required to settle.

This project has strong support from within government and much of the technical work has been done and will be available to buyers.

Water has been allocated to each of the seven lot dependent on irrigable land area. The water allocation is managed by the Gascoyne Water Co-operative (GWC) which has an excellent reputation for consistency and reliability of supply. Water allocations are tradable within GWC. Guaranteed water allocation of 9.7 megalitres per ha.

For more information about this exciting opportunity contact Elders Greg Smith 08 9422 2320

- Land Area 10 hectares



Closing date extended to 26th March 2021

EXCITING OPPORTUNITY TO SECURE PRIME HORTICULTURAL LAND IN WESTERN AUSTRALIA'S GASCOYNE REGION

26

EXPRESSIONS OF INTEREST BY 2PM (AWST), 8 MARCH 2021



Parcel 1	
Location	Lot 750 Bibbawarra Road, Camarvon WA.
Area	Approximate land area 68.65ha
Water Allocation	To be confirmed



Location	North West Coastal Highway, Camarvon WA.
Area	Approximate total land area 9.64ha.
Water Allocation	94ML per annum



Area	Approximate land area 153.06ha
Water Allocation	1465ML per annum



Location	Corner North River Road and Bibbawarra Road, Camarvon WA.
Area	Approximate total land area 15.3 ha.
Water Allocation	140ML per annum



Location	North West Coastal Highway, Camarvon WA.
Area	Approximate land area 9.77ha
Water Allocation	95ML per annum



Location	Lot 565 North West Coastal Highway, Camarvon WA.
Area	Approximately 43.40ha
Water Allocation	422ML per annum



Address	Northwest Coastal Highway, Carnarvon WA.
Lot Area	Approximately 46.73ha
Water Allocation	4538L per annum



