



Grass Patch West Road, GRASS PATCH, WA 6446

'CHAR-LEAY' Grass Patch

1,104.00 hectares, 2,727.98 acres

'Char-Leay' consists of 4 free-hold titles and has been under one ownership since 1964. The property has been developed as a crop / stock enterprise with 15 paddocks and 9 dams, with catchments graded in 2022. Soil types are typical to the area being mainly sandy loam over clay and the topography is gently undulating. Over the years the property has been conservatively managed providing the opportunity to lift productivity with some refinement to inputs. The 2022 cropping program includes 400 hectares of wheat, and 160 hectares of barley. Fertiliser is applied during the cropping phase. The remaining pasture is supporting 1,000 sheep. Fencing is stock proof with some new fencing erected in 2022. Annual rainfall is approximately 375mm. Property improvements include a cosy 4-bedroom house, 3 stand shearing shed with yards, workshop, cool room, and a range of general-purpose sheds. The 990 arable hectares awaits the astute entrepreneur wanting to take 'Char-Leay' to the next level. The property will be auctioned in two parcels, at 1.00 pm on the 8th of February at the Grass Patch Hall. Parcel 1, being Lot 30 (404.8 hectares), Lot 35 (428.6 hectares) and Lot 1475 (141.8 hectares). Parcel 2, being Lot 59 (64.7 hectares) & Lot 60 (64.7 hectares). Elders will be conducting a Clearing Sale on farm on the 22nd of February 2023.

- Land Area 1104 hectares

TYPE: Sold

INTERNET ID: 300P104825

AUCTION DETAILS

1:00pm, Wednesday
February 8th, 2023

CONTACT DETAILS

Esperance

81 Norseman Road
ESPERANCE, WA
08 9071 9900

Rob Johnstone

0407 192 079



