



486 Arnold Road, NORTH WIALKI, WA 6473

BERIA | 7,970 HA (19,964 AC)

7,970.00 hectares, 19,693.87 acres

Consisting of 11 contiguous lots, 'Beria' is aptly described as an efficient production unit, offering buyers a turn-key operation with scale.

The farm has a good balance of heavy, medium and light soil types with native vegetation including salmon gum, mallee, native pine and tamma. The farm has benefitted from strong agronomic management, lime and fertiliser applications. Approximately 700 tonnes of lime has been spread in 2022, with between 500 - 1000 tonnes generally being applied each year in recent times.

Infrastructure is well suited to a large farming operation, with multiple machinery sheds including a massive 38m x 30m shed, workshop, fertiliser shed, shearing shed with large galvanised steel yards and 27 grain silos with a combined capacity of approximately 1,600 tonnes. The property also has ample accommodation with three air-conditioned houses. Having this quantity and quality of fixed improvements in situ provides buyers a massive head start given the cost increases and time delays being experienced by those trying to build in the current environment.

TYPE: Sold

INTERNET ID: 300P105134

SALE DETAILS

\$6,950,000

CONTACT DETAILS

Elders Real Estate

74 Mitchell Street

Merredin, WA

08 9041 6500

Peter Sippe

0429 047 122

Water is supplied via scheme connection, rainwater storage and 31 dams across the property, many of which have good catchments.

One of the earliest developed properties in the North Wialk area, 'Beria' is renowned as being a highly productive mixed farming property, with the focus shifting to a sustainable 100% cropping operation in more recent times.

The 2022 cropping program saw wheat, canola and lupins sown with uncropped area managed as chemical fallow and well set up for cropping in 2023. Importantly, sheep infrastructure remains in place, with fencing, dams, shearing shed and yards all being maintained to a standard where reverting to a mixed farm operation is readily achievable.

With the availability of quality farm machinery being so tight, the successful purchaser of 'Beria' does have the option to separately acquire the modern and well maintained plant and equipment currently used on the farm.

The property is being offered to the market as a whole, with consideration given to offers on select parcels subject to the sale of the property in its entirety.

'Beria' represents excellent value in the current market and provides the opportunity to operate as a stand-alone unit or secure a large all adjoining parcel of land to complement existing holdings, be they close by or further afield. The property would also provide buyers with a significant lease return should they opt to lease to local growers.

- Land Area 7970 hectares
- Bedrooms: 9
- Bathrooms: 3

HOMESTEAD

Bedrooms	9
Bathrooms	3



