



3904 Hyden - Mount Walker Road, WOOLCUTTY, WA 6369

Hythe Grazing Co Pty Ltd and AW & AP Latham

3,975.90 hectares, 9,824.45 acres

This is your opportunity to acquire a portfolio of scale, in the Narembreen region, within the South-eastern Wheatbelt of WA.

This portfolio is being offered for sale as a whole, or in individual allotments (contingent upon the remainder of the portfolio being sold). The sale provides an excellent opportunity for private individuals, companies or large corporate buyers to participate in the process by 'offers to purchase'.

KEY FEATURES

- * Total landholding of 3,975.90 hectares (9824.66 acres)
- * Seven individual titles over three main locations: 'Broadacres', 'Roe' & 'Harders'
- * Cropable land area of 3,478.5 hectares (8,590.70 acres)
- * Conservatively farmed in year in year out rotation with sub clover pastures.

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.

TYPE: Sold

INTERNET ID: 300P126927

SALE DETAILS

Offers to Purchase

CONTACT DETAILS

Lake Grace

Lot 192 & 194 Stubbs Street
Lake Grace, WA
08 9865 3500

Amanda Milton
0429 654 011

- * 29 Dams.
- * 3 Soaks.
- * 3 Bores ### High quality water.
- * 7 Tanks.
- * 4-bedroom, 2-bathroom, homestead with heated inground pool and garage and carport.
- * 2-bedroom, 1-bathroom/laundry, self-contained accommodation unit.
- * 3-bedroom, 1-bathroom, brick and tile workers house.
- * Shearing Shed, 2 Machinery Sheds, 1 Workshop, 6 * 72t Moylan Silos plus other silos, 1 Hayshed, 1 Fertiliser shed.
- * Granite sandy loam soils over laterite gravels or a clay base.
- * Average annual rainfall at Narembreen is 370.4mm/annum and Hyden is 342.5mm/annum.
- * March 1st 2024 Settlement.

Information Memorandum and agronomic package available by contacting the selling agent.

Viewing is strictly by appointment with the selling agent.

For further information or to arrange your private inspection please contact:

Amanda Milton

Elders Real Estate, Lake Grace

Ph: 0429 654 011 (text/call)

Email: amanda.milton@elders.com.au

Where "Service isn't just Something... It is Everything"

Buyers Note

All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline only. Buyers should complete their own due diligence, including a visual inspection before making an offer to purchase.

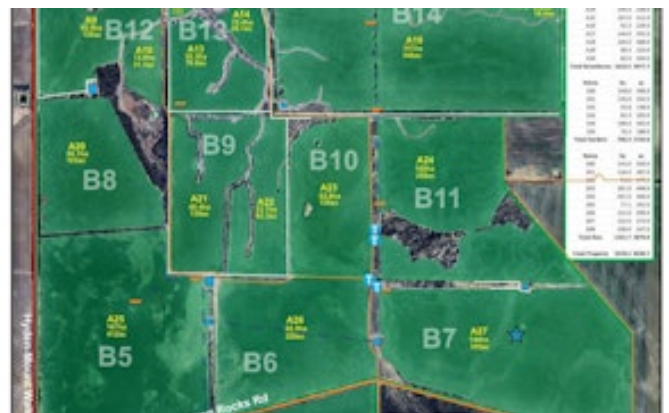
- Land Area 3975.9 hectares
- Building Area: 194.00 square metres
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

| | |
|------------|----------------------|
| Bedrooms | 4 |
| Bathrooms | 3 |
| House Area | 194.00 square metres |







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