



870 South Dale Road, JELCOBINE, WA 6306

"The Caves" West Brookton 379.2ha (936.62acres)

379.00 hectares, 936.51 acres

The Caves, a property that is highly regarded in the district

Situated 18km west of Brookton and only 100km from Armadale, the land is in great shape. Prolific stands of sub clover are reflective of just how productive and healthy the soils are.

The Caves presents as a quality mixed farming enterprise, ideally suited to buyers looking to expand their holdings with a farm that can be efficiently operated at a distance to their home property or from Perth.

6 contiguous titles span the 379.2ha (936.62acres) with convenient road access via South Dale Rd and York Williams enhances the accessibility to the farm. Majority of the land consists of high quality Red and Brown loam soils with some Granite outcrops and the majestic Dale River running through the property.

A conservatively cropped and well fenced property with impressive stands of Dalkeith sub-clover established over the farm, of great benefit for future pasture and crop rotations, currently 2023 has all paddocks pastured with a good history of Phosphorous, Potash and trace elements applied.

TYPE: Sold

INTERNET ID: 300P128630

SALE DETAILS

Under Contract

CONTACT DETAILS

York

125 Avon Terrace

YORK, WA

08 9641 3000

Ian (Fred) Hill

0417 991 573

The Caves is watered by 1 soak, 3 Dams and a natural spring that feeds the house, the Dale River running the length of the property.

The very comfortable brick and iron homestead has undergone refurbishment of the roof, kitchen and bathroom from 2004 onward. The home is ideally situated on the property and boasts three bedrooms, office, pleasant living area and pool.

The Caves presents an excellent opportunity for growers seeking a versatile farm that is well situated geographically, in a reliable rainfall area, well fenced with productive soils.

NB. An additional 251ha (621.13acres) is available to purchase nearby to The Caves

- Land Area 379 hectares
- Bedrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	0



