



1170 North Lake Grace - Karlgarin Road, KUENDER, WA 6353

Yours to Own for the 2024 Season and Beyond!

1,731.50 hectares, 4,278.54 acres

Coming to the market for the first time in generations, is 'Argent's' which is part of 'Kuender Farm' located in Kuender, North Lake Grace.

This property will be offered to the market in whole, or in each of 3 parts via offers to purchase. The sale is part of family succession planning.

Boasting 3.7km of bitumen road frontage and 4.7km of gravel road frontage, just 30km from the Lake Grace CBH grain delivery site, it doesn't get much better than that for location.

KEY FEATURES

* Total landholding of 1,731.5ha hectares (4,279 acres).

* 4 titles

TYPE: Sold

INTERNET ID: 300P138019

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

- * Cropable land area of 1,401.7 hectares (3,465.6 acres). 81% of total area. (Area determined by independent mapping service)
- * These lots were first take up by the Argent and Dixon Families from 1969 to 1982 and transferred to the current ownership in the 1980's through to the 1990's
- * Infrastructure is limited to a shed frame with some cladding.
- * Some lime has been applied to the property.
- * 8.4km of bitumen and gravel road access.
- * 14 Dams, some with roaded catchments, most with natural catchments
- * 18 paddocks
- * Good to average boundary fencing with, good to average internal fencing. Some fenced remnant vegetation.
- * No accommodation
- * No scheme water
- * No mains power
- * Located higher in the landscape above the Lake Grace to Lake Jilakin salt lake chain. No salinity.
- * Mixture of mallee and salmon gum duplex soils through to sand over gravel, gravel, and various depths of sandy loam with some sand.
- * Average annual rainfall is 325mm/annum (Lake Grace Post Office)
- * Average growing season rainfall (April to October) 216mm.

- * For Sale via Offers to Purchase closing 4pm Western Standard Time on Monday 26th February 2024.

Information Memorandum is 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.

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- Land Area 1731.5 hectares



