



898 Flat Rocks Road, BROOMEHILL WEST, WA 6318

'Merredene'

1,193.60 hectares, 2,949.39 acres

Opportunities to secure land in this tightly held and productive area are few and far between. This outstanding property southwest of Broomehill offers quality and location, making it a compelling option for expansion or investment.

Comprising 1193.6 hectares, with approximately 752.9 hectares arable, the land features undulating terrain, excellent drainage and strong varying soil types, including gravelly loams. It's ideally suited to cropping and grazing enterprises.

Infrastructure includes:

- Large 5 stand shearing shed with near new steel yards
- GP shed (approx. 22m x 9m)
- Hay shed (approx. 12m x 8m)
- Two 1500 bushel silos

TYPE: For Sale

INTERNET ID: 300P152463

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Simon Thomas
0407 380 365

- Charming circa 1886 mud brick and tile home (3 bedroom, 1 bathroom) with double carport-ready for renovation

Recent upgrades to some boundary fencing, along with reliable water supplies from multiple large dams, ensure the property is well set up. Long-term average annual rainfall is in the vicinity of 424â##449mm (source: BOM).

The 2025 cropping program includes 105 hectares of Maximus Barley, with the remainder under pasture.

This is a blue chip opportunity to acquire an impressive landholding in a renowned agricultural district. Presenting a great add on opportunity.

For more information or to arrange an inspection, contact Simon Thomas at Elders Rural Real Estate on MBL 0407 380 365.

For sale by Expressions of Interest by Formal Offer, closing on 9 October 2025 at 4pm WST.

- Land Area 1193.6 hectares







