



618 Harvey Road, DENBARKER, WA 6324

RUSTY GATE FARM - 1090 ACRES - SOLD BY SUZIE PERRIN

441.11 hectares, 1,089.99 acres

Rusty Gate Farm offers a rare chance to purchase a quality parcel of land within the renowned farming region of Denbarker. An idyllic setting, with a significant 1090 acres of land, it represents an ideal opportunity for the astute buyer in this tightly held location.

The excellent improvements on the property include a recently built, modern Rural Building Company home with 3 bedrooms and 3 bathrooms as well as the original home also having undergone major renovations and upgrades.

With undulating topography and picturesque creek lines, the farm is well equipped for water throughout featuring 7 soaks, 7 dams and numerous solar pumps and stock troughs throughout the paddocks. Soil types over the property consist of duplex sandy gravel, gravel loams and deep sandy gravel.

Fenced into 38 paddocks, the majority of the farm has new fencing and at its peak the owner was running 120 cattle and 1200 sheep. Due to the owner scaling back, it is

TYPE: Sold

INTERNET ID: 300P166075

SALE DETAILS

\$5,000,000

CONTACT DETAILS

Katanning
131 Clive Street
KATANNING, WA
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Suzie Perrin
0438 545 265

currently stocked with 350 Dorpers and 120 Murray Greys.

The property is in excellent condition for its new owner, with extensive fertiliser applications of NPK Fertiliser @ 50kg / ha and liquid calcium @ 17 litre / ha. A total of 313 hectares are considered ideal for cropping and 380 hectares for grazing, with 300 hectares of improved pastures.

Rusty Gate Farm presents an outstanding opportunity with features galore:

- 40 hectares sown to Rye, Clover & Seradella annually
- 16 metre x 8 metre dual Bay shed & workshop
- Shearing Shed, Hay Shed with Bunker
- Cool room and excellent butchering facilities
- Cattle yards with crush
- Sheep yards with Proway Sheep Bulk Handler
- 50 tonne silo and auger
- Two quality homes with 13 kw solar system installed on main residence
- 6.5 kw System on the second home, both systems installed in 2024
- Subdivision approval to subdivide off the 1.8 hectares and house valid for 3 years

Located 25 kilometres from Mount Barker and 35 kilometres to Denmark in a 720 mm rainfall this is a high class offering, rarely presented to the market.

If you have been searching for a unique property with exceptional improvements, water supply and fertile soil then look no further - Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to secure this dream property.

- Land Area 441.1124 hectares
- Bedrooms: 6
- Bathrooms: 6

HOMESTEAD

Bedrooms	6
Bathrooms	6







