



28694 Great Southern Highway, KATANNING, WA 6317

A Rare Opportunity To Secure Prime Land So Close to Town

385.00 hectares, 951.34 acres

'Creeside Ridge' offers a unique opportunity to secure a high quality, productive small farm located just minutes from the regional centre of Katanning. Set on 385 hectares over 6 titles, this property is ideal for mixed farming, cropping, or hay operations.

It has frontage to Great Southern Highway with Katanning a couple of minutes to the north and Broomehill just down the road to the south. It also enjoys the luxury of having a second frontage to a quiet road on another side of the property.

It consists of approximately 284 hectares of quality arable land of mainly medium duplex soils with some pockets of heavier soil types split into 8 paddocks. The property is mainly flat with well defined creek lines which have all been well fenced and revegetated creating excellent shelter belts. and grazing areas.

Stock water is supplied by 5 dams and 3 troughs. The troughs are connected to the mains scheme water supply which is an absolute bonus.

Infrastructure includes a 4-stand shearing shed, steel sheep yards in very good condition, an elevated wooden floored 'bag shed', and a low roof general purpose shed with toilet facilities. Another large new high clearance steel framed shed with an L

TYPE: For Sale

INTERNET ID: 300P176315

SALE DETAILS

**Expression of Interest
Closing October 3,
2025**

CONTACT DETAILS

Katanning
131 Clive Street
KATANNING, WA
08 9821 3777

Ian Hanna
0427 215 076

shaped design fitted with power and lighting has been used as a gym and work area. One end is fully enclosed and lockable with double sliding doors. Consideration for the future has been taken into account with some preliminary plumbing installed. Behind this shed are 4 tanks to catch and store 92,000 litres of rainwater.

Whether you are looking to expand your farming operation, invest in quality rural property, or create a self-sustaining agricultural business, Creekside Ridge offers the space, infrastructure, and location to make your vision a reality. The well-maintained productive arable land, reliable water supply, and solid infrastructure make this a property you don't want to miss.

For further information and to organise an inspection call Ian Hanna on 0427215076.

- Land Area 385 hectares



