



## 23222 South Coast Highway, WEST RIVER, WA 6346

The Estate of MP Slade: West Fitzgerald and West River Aggregation, WA

**11,262.63 hectares, 27,829.96 acres**

This unique large scale agricultural aggregation is strategically positioned midway between the Albany and Esperance port zones, extending across the Jerramungup and Ravensthorpe Shires.

The holding comprises six interconnecting farms across seven freehold titles, totalling 11,262.63 hectares, separated only by a single road. The southern boundary adjoins the South Coast Highway (National Highway 1), providing excellent transport access to regional service centres, processing facilities, major export terminals and local CBH receival points close by.

The aggregation has been conservatively managed for many years, historically operated as a productive Merino sheep enterprise. It is exceptionally well developed, with extensive infrastructure supporting efficient, large scale livestock management. The current cropping season includes an estimated 3,280 hectares sown to barley and canola. This long standing management approach has helped maintain soil structure and vegetation cover across the property.

**TYPE:** For Sale

**INTERNET ID:** 300P184128

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

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

**Simon Thomas**  
0407 380 365

The land features a range of soil types, including duplex soils, gravels, and clays, along with smaller areas of lighter country and lake country. This diversity influences land use and management, with each soil type offering different characteristics and capabilities. CSBP soil test results are available upon request.

Topographically, the aggregation is generally gentle, with elevation ranging from approximately 278 to 318 metres above sea level. The terrain is mostly flat to mildly undulating, with low slope gradients across the majority of the property-conditions well suited to a wide range of agricultural activities.

The original vegetation is predominantly Mallee, Mort, Mallett, Banksia, and Yate, reflecting the natural biodiversity of the region.

Key improvements include three residences, multiple general purpose sheds, several shearing sheds with undercover sheep handling facilities, numerous modern silos, and a comprehensive laneway system linking all properties. The majority of fencing is of a consistently high standard, enabling safe and effective stock movement and control.

The aggregation presents significant scale and long term flexibility, with the capacity to support continued sheep production alongside broadacre cropping. Its location, size, and quality of development establish it as one of the most substantial and strategically placed rural holdings currently available in the area.

Properties of this calibre and scale are rarely brought to the market, underscoring its significance as a rare acquisition opportunity for corporate, institutional, or family investors seeking a secure, versatile, and productive agricultural asset in a highly regarded district.

For a more detailed Information Memorandum, please email [simon.thomas@elders.com.au](mailto:simon.thomas@elders.com.au) or for an easily arranged inspection, please contact Simon Thomas on 0407 380 365.

For sale by Expressions of Interest, closing Thursday 16 October 2025 at 4:00 PM WST.

- Land Area 11262.63 hectares















