



## 974 Brooks Road, AJANA, WA 6532

'Kirralee'

**1,928.87 hectares, 4,766.24 acres**

Situated in the productive district of Ajana, 'Kirralee' is 52 kilometres (65 kilometres by road) north of the thriving town of Northampton.

'Kirralee' offers astute investors the opportunity to purchase a well-established broadacre property in a 300mm rainfall zone. Ajana townsite BOM indicates average annual rainfall is 333mm.

Features of the property include:

- Approximately 1,690 arable hectares (4,176 acres)
- 14 large paddocks of uniform soil type (being sand over gravels and clay) which are large and open, creating efficiency of operation
- Gently undulating topography, with the property having been sympathetically cleared
- Clear evidence of productivity with last 5-year average yields being 2.02t/ha for wheat and 1.93t/ha for lupins. Canola is not currently part of the two wheat/one lupin crop

**TYPE:** For Sale

**INTERNET ID:** 300P184264

**SALE DETAILS**

**Offers to Purchase**

**CONTACT DETAILS**

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
(08) 9965 8272

**Courtney Keeffe**  
0429 625 007

rotation, but would easily fit, with recent crops (2021 & 2022) averaging 1.25t/ha

- Three tonne of limesand applied to entire property
- Working infrastructure includes a 9.6m x 30m GP shed with concrete fertilizer bay (200t capacity) and pad, two machinery sheds (6m x 19m and 6m x 12m), workshop, herbicide storage shed, six grain silos (4 x 22t and 2 x 36t), and backup generator
- A network of gravel roads throughout the property
- Water security with two bores at approximately 36 metres deep, serviced by submersible pumps (electric and solar)
- A unique, architect designed, brick homestead at 'Kirralee (circa 1972)', over three levels, with four bedrooms, two bathrooms and pantry. A swimming pool with paved area and shade sails adjoins the lawned area at the front of the house. A five-bay carport (two sealed) is adjacent to the house. The house water supply is rainwater.
- Binnu is approximately 28 kilometres by road, with services including primary school, roadhouse and CBH grain facility
- The coastal holiday town of Kalbarri is approximately 80kms by road from 'Kirralee'
- Easy access to the regional centre of Geraldton and all its amenities and services, being approximately 115 kilometre's away by road
- Annual Rates Northampton Shire \$3,830

With everything in place to live and work, 'Kirralee' is ready to continue delivering.

Contact the exclusive agent, Courtney Keeffe on 0429 625 007 to arrange an inspection or discuss further.

- Land Area 1928.87 hectares













