



## 1209 Wickepin-Pingelly Road, WICKEPIN, WA 6370

Ready for its Next Chapter

**1,461.00 hectares, 3,610.13 acres**

Nestled in the heart of Western Australia's rich Upper Great Southern region, just 12km from the Wickepin townsite this magnificent 1461 hectare property on 10 separate titles, offers an ideal opportunity to capitalise on the 75 years of work and dedication from the previous owners.

With highly fertile loamy soils this property is perfectly suited to growing cereals, canola, legumes, hay production or for running livestock. Currently the property has a 60/40 split of crop and livestock and no hay has been cut on the property. The pastures are abundant with clover and are routinely fertilised year on year.

A comfortable double brick homestead with four bedrooms and two bathrooms are the centrepiece of the property offering comfort for families or farm managers. Its configuration allows plenty of space for living or working.

With a 5-stand shearing shed, 100t fertiliser shed, large secure machinery shed, 2 multipurpose storage sheds, lockable chemical shed, 60000lt Flexi N tank, numerous silos and water fed from 2 reliable bores this farm is immediately operational, able to support both cropping and livestock.

**TYPE:** For Sale

**INTERNET ID:** 300P184415

**SALE DETAILS**

**Expressions Of Interest**

**CONTACT DETAILS**

**Elders Perth**

Level 2, 195 Great Eastern Highway  
BELMONT, WA  
08 9422 2444

**Tim Cowcher**  
0428 881 246

This farm is turnkey ready to continue or expand operations. With 1141 hectares suitable for cropping, it is a property that has been meticulously maintained, and new owners will not be disappointed.

Farms like "Tooarvee" very rarely come to market so don't miss the opportunity to purchase a superb parcel of land.

To book an inspection of the impeccable "Tooarvee", contact the exclusive selling agent, Tim Cowcher on 0428 881246.

- Land Area 1461 hectares
- Bedrooms: 4
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2





