



491 Knight Road, PORONGURUP, WA 6324

'Edinvale'

405.73 hectares, 1,002.57 acres

Located just 28 kilometres from Mount Barker and 58 kilometres from Albany, Edinvale offers a chance to secure a substantial farming property in the Great Southern region.

Spanning a total of 405.73 hectares, this property is ideally suited for mixed farming operations, with approximately 220 hectares of croppable land and an additional approximate 80 hectares more suitable for grazing.

Divided into eight paddocks, Edinvale benefits from excellent water security, with eight dams spread across the property. The area enjoys a reliable annual median rainfall in the vicinity of 700mm.

The land features undulating terrain with medium soil types. Original vegetation includes jarrah, redgum, and white gum.

The 2025 cropping program includes a cereal rotation of Neo barley and Kinsei wheat.

TYPE: For Sale

INTERNET ID: 300P184639

SALE DETAILS

\$4,300,000

CONTACT DETAILS

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

Simon Thomas
0407 380 365

Improvements include a 2000 bushel GT silo for on-site grain storage.

For those seeking a larger holding, there is an option to purchase adjacent 594 Knight Road, offering an additional 249.39 hectares of grazing land and a complement of improvements.

Whether you're expanding your current operations or entering the agricultural sector, Edinvale presents a great opportunity to invest in a versatile and well located farming property.

For more information or to arrange an inspection, contact Simon Thomas on 0407 380 365.

- Land Area 405.7328 hectares





