



800 East Bowes Road, NARALING, WA 6532

Outstanding Chapman Valley opportunity

1,063.00 hectares, 2,626.67 acres

Serious investors, take note. Rarely does such a productive property come to the marketplace, particularly in this tightly held and reliable district.

'Yaganoo' is located in the heart of the Chapman Valley, one of WA's most productive and sought after agricultural districts.

Located at Naraling, the property is superbly situated and is 13 kilometres north of the hamlet of Nabawa and 16 kilometres south-east of the thriving town of Northampton. The regional centre of Geraldton, with all its services and amenities, is just 53 kilometres away.

Well managed and presented to the marketplace in great condition, 'Yaganoo' is currently enjoying an excellent season.

The property is perfectly suited to high yielding cereal and oilseed production or mixed farming

Features of this beautiful property include:

TYPE: Under Contract

INTERNET ID: 300P185216

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

- 400mm annual rainfall zone (Nabawa BOM 1906-2025 shows 441mm annual rainfall)
- Approximately 778 hectares (1,922 acres) of highly fertile arable land
- A blend of predominantly granite based loams, some Mallee medium red loams, with smaller areas of gravelly red soils
- An ongoing soil amelioration programme, with 7.5 t/ha of limesand spread over the property in the last ten years
- Close proximity to CBH grain receival facilities at Northampton, Moonyoonooka and Geraldton Port.
- Undulating, well drained topography
- Original vegetation of Mallee, Jam, Standback, Tammar and River Gum, with creeklines and hills still well timbered
- 10 paddocks which are well fenced, with a significant amount of new ringlock fencing inserted in the last 5 years
- Improvements include a 60,000 litre liquid fertilizer tank, a 54 tonne grain silo, two machinery sheds (18m x 14m with concrete floor and a 18m x 9m)
- Excellent water security for spraying and livestock with four bores varying in depth from 6m to 38 m (approximately), which are powered by three solar powered submersible pumps and a windmill
- Circa 1990 built tin and fibro house with 3 bedrooms and one bathroom
- Electricity connected to both the shed and house
- Sealed bitumen frontage to East Bowes Road

Rates for the property are \$12,275 per annum.

To arrange an inspection of 'Yaganoo' contact the exclusive selling agent, Courtney Keefe on 0429 625 007. Don't delay!

- Land Area 1063 hectares





