



829 Nabawa Northampton Road, HICKETY, WA 6532

Chapman Valley Special

1,697.00 hectares, 4,193.29 acres

Looking out over the beautiful Chapman Valley is 'Fairview', a highly regarded mixed farming property set across fourteen contiguous titles.

It offers options galore to agricultural investors and family farming units.

Perfectly located 8kms from Nabawa and with Northampton just 18kms away, the property is in a highly desirable and very tightly held district.

The regional centre of Geraldton and its many services and amenities is 50 kms by road to the south.

'Fairview' continues to produce high yielding cereal, lupin and canola crops along with carrying a self replacing Angus herd and Merino flock. The property is farmed in conjunction with a larger aggregation owned by the same family. The property is currently enjoying an excellent season.

Well managed and carefully tended, it is time for 'Fairview' to come under the stewardship of new owners.

TYPE: For Sale

INTERNET ID: 300P185217

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

Some of the many features of 'Fairview' include:

- Approximately 1,538 hectares (3,800 acres) of arable land, of which 772 hectares (1,907 acres) are cropped.
- A very reliable rainfall zone annual falls of 441 mm (BOM Nabawa 1906-2025)
- Close proximity to CBH grain receival facilities at Northampton, Moonyoonooka and Geraldton Port
- Excellent blend of highly productive Granite loams, red and transitional sandy loams and open sandplain
- Natural vegetation of Jam, Standback, Mallee, River Gum, Casuarinas and Banksia
- A recently renovated, 4 bedroom homestead (circa 1975) which is constructed of brick and tin and is in excellent condition. Inside 'Fairview' homestead, the layout is a large open-plan design with multiple, spacious living areas and a delightful country style kitchen. From the deck area you can enjoy the amazing valley views that are at the front of the property. A large lawned area and a stand of mango trees surround the homestead
- Improvements include a 42m x 18m x 6m drive through machinery shed, 23m x 23m x 5m machinery shed, 18m x 12m workshop with cool room, meat preparation area and pallet racking, six stand shearing shed and yards, fertilizer shed with ramp and three 54 tonne grain silos
- Eighteen paddocks set on a landscape that undulates from near the valley floor onto a large plain at the west of the property
- Excellent water supply from six solar equipped bores which is well reticulated throughout the property. A large rainfall catchment provides the homestead with fresh rainwater all year round.
- Extensive soil amelioration on regularly cropped paddocks with significant limesand application over many years
- Potential for further soil improvements on the sandplain area of the property which has an excellent cereal rye crop currently being grown, highlighting its potential
- Bitumen frontage to Nabawa-Northampton Road and gravel road access to Normans Well Road. Nabawa, Northampton and Geraldton are accessible by sealed road for the entire journey.
- Several gravel pits with good supply

Local government rates are \$18,557 per annum.

The property is being offered to the market as a whole or in separable parcels. To inspect this rare opportunity, contact Courtney Keeffe on 0429 625 007.

- Land Area 1697 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

Bedrooms	4
Bathrooms	1







