



Lot 55 Ahern Place, HICKETY, WA 6532

Private and productive

778.00 hectares, 1,922.44 acres

Tucked away quietly at the end of Ahern Place is 'O'Neills'.

Located 16 kilometres by road from Nabawa and 40 kilometres from Geraldton's CBD, 'O'Neills' is both convenient and very private.

From a lifestyle perspective, the vista is beautiful.

The holding is comprised of two titles (one of which has legal access by a right of carriageway easement) and is for sale as a whole or in separable parcels.

The property has been extensively developed by the current owners. Formerly a sheep breeding property, the property now has broadacre cropping and cattle backgrounding as its main enterprises.

Estimated annual rainfall is 440mm.

Independent mapping undertaken (and available to prospective buyers) indicate 651 hectares (1,608 acres) of the property are arable.

TYPE: For Sale

INTERNET ID: 300P185741

SALE DETAILS

\$5,200,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

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

Courtney Keeffe
0429 625 007

The eastern side O'Neills is open sandplain and gently sloping from the south. Currently there are approximately 365 hectares (902 acres) of lupin and wheat crops being growing on this section of the property. The sown crops are appreciating the extensive limesand applications of between 6 and 8 tonnes applied over the last three years. Combined with deep ripping the soil is reaching its full potential.

The western side of the property is undulating and has rocky outcrops and breakaways amongst the 286 hectares of arable land, which is being used to background cattle on sown forage crops. Two paddocks have been well fenced. Water is available to livestock from permanent soaks. The soil improvement programme includes further limesand application on this portion of the property.

A network of recently installed gravel roads provides truck access.

Rates are \$16,348 per annum

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

- Land Area 778 hectares





