



501 & 502 Yenyening Lakes Road, BALLY BALLY, WA 6304

238ha Freehold Farmland with Avon River Frontage

238.00 hectares, 588.10 acres

Ideal rural farmland situated in the locality of Bally Bally

Ideally suited to cropping and livestock production, the property consists of two freehold titles totalling 238.11ha (588 acres), with pockets of remnant vegetation and the Avon River forming the southern and western boundaries. To the east, the property is bordered by 322 hectares of bushland.

It is estimated that approximately 70% of the property is arable and suited to cropping and grazing, with around 170 hectares (420 acres) indicated as cropable by the Seller. Soil types are predominantly grey loams.

The property enjoys excellent access via Yenyening Lakes Road, being only 11.5km from the Great Southern Highway, 14km from the Kokeby CBH site, 30km from the strategic CBH site at Brookton, 25km to Beverley, and approximately 125km from the Perth metropolitan area.

TYPE: For Sale

INTERNET ID: 300P185908

SALE DETAILS

\$995,000

CONTACT DETAILS

York

125 Avon Terrace
YORK, WA
08 9641 3000

Ian (Fred) Hill
0417 991 573

This versatile holding represents the perfect add-on block for existing farm businesses or an excellent opportunity for investors seeking to lease, expand, or secure a rural base.

A perfect add on block or an opportunity for investors to lease and/or secure a rural base.

Inspection by appointment, Call Fred 0417 991 573

- Land Area 238 hectares



