



## 1396 Tabletop Road, MOUNT HORNER, WA 6525

'Foster's'

**2,023.00 hectares, 4,998.83 acres**

Located in WA's Midwest, 'Foster's' presents to the market as a productive grain growing property in one of the States most reliable rainfall zones.

Well located at Mount Horner in the Irwin Shire, 'Foster's' is just 30 kilometres from the coastal town of Dongara. The regional centre of Geraldton, its dual grain handling facilities at the Port and Moonyoonooka are just 75 kilometres away.

The holding is comprised of one title of 2,023.08 hectares (4,999 acres). Vendors estimate the property has an estimated arable area of 1,847 hectares (4,564 acres).

Originally a mixed farming property, 'Foster's' has undergone a transformation.

The farm layout is now fully suited to broadacre cropping. The property is sown entirely to one crop each season, being either wheat, canola or lupins and forms part of a much larger family owned aggregation.

It has been consolidated into eleven large and open paddocks with long run-lines creating cropping operation efficiencies and being well suited to the controlled traffic system in place.

**TYPE:** For Sale

**INTERNET ID:** 300P185956

### SALE DETAILS

**Offers From**  
**\$21,000,000**

### CONTACT DETAILS

**Elders Real Estate  
Geraldton**

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

**Courtney Keefe**  
0429 625 007

An extensive network of gravel roads now intersects the property, ensuring efficient grain handling logistics and transportation. With dual bitumen road frontage to Tabletop Road and Allannooka Springs Road, access is outstanding. An airstrip in the centre of the property is a very useful addition to the property. Gravel has been pushed up in pits to allow for ongoing road upgrades or repair.

The growing environment on 'Foster's' is just coming into its own.

The soil types of gravel, sand over gravel and sandplain, have been extensively ameliorated and the current crops are testament to the investment undertaken by the vendors. With the exception of stronger gravels, the property has been deep ripped and moldboard or Plozza ploughed throughout.

Underpinning this, extensive limesand applications have been undertaken on all arable land. Generally, the northern portion of the farm has had 9t/ha of limesand spread and incorporated, with the southern section having had 11t/ha. Limesand deposits at nearby Dongara provide a cheap price for limesand landed on-farm, allowing for future maintenance applications to be economically attractive.

The management of 'Foster's' is exemplary, with cutting edge agronomy, including best practice fertilizer regimes and in-crop chemistry.

Soil test results and production and limesand application records are available upon request.

Working infrastructure on the property include a dual bay shed, with a fertilizer partition (250 tonne capacity) including concrete apron and walls. A former shearing shed with a large lean-to is used for storage. A large, gravelled area where the sheds are located creates a truck and machinery turning and parking area. Four grain silos are located on a gravel pad nearby.

Also located adjacent to the sheds are two liquid fertilizer tanks (50,000 litre and 43,000 litre) and a 225,000 litre water tank.

Water is drawn from a 100 metre deep bore located at the shed precinct and equipped with an electric submersible pump.

The homestead is located near the shed precinct and has sweeping views of the property. Surrounded by large gum trees and a large lawned area, it is comfortable three-bedroom, two-bathroom residence constructed of brick with tin roof. With wide verandahs, air conditioning and a large enclosed rear outdoor living area, it is a great family home. A small stable complex at the rear of the homestead caters for equine enthusiasts.

Serious agricultural investors are invited to contact the exclusive selling agent, Courtney Keeffe on 0429 625 007 for further information or to arrange an inspection.

- Land Area 2023 hectares
- Bedrooms: 3
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	3
<b>Bathrooms</b>	2















