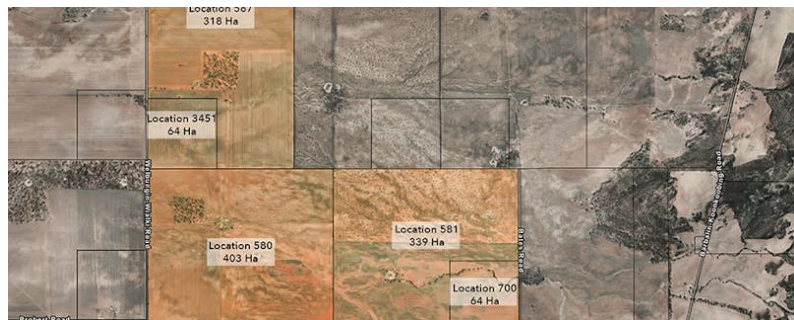




3531 Welbungin - Wialki Road, WELBUNGIN, WA 6477

For Sale Lot 580 Welbungin North Road 1,191 Hectares 2,944 acres Approximate Arable: 1,135 Hectares 2,804 acres

Prime Broadacre Cropping and Livestock Opportunity

Offers Over \$2.1 Million

Discover a rare chance to secure high-quality farming country, offering productivity, versatility, and scale. With a strong mix of heavy soil types, this property has a proven track record as a consistent grain producer.

Predominantly featuring Salmon Gum and Mallee country with areas of Gimlet and Morrell soils, this property is ideally set up for both cropping and livestock operations - making it perfect for those looking to expand their existing enterprise or start a new venture.

Infrastructure Includes:

- Fertiliser Shed: 17m x 8m with 1.8m concrete walls (powered and enclosed)

TYPE: For Sale

INTERNET ID: 300P188771

SALE DETAILS

Offers over \$2,100,000

CONTACT DETAILS

Elders Real Estate

74 Mitchell Street

Merredin, WA

08 9041 6500

Peter Sippe

0429 047 122

- General Purpose Shed: 40m x 15m with 7.5m x 7.5m concrete fertiliser bay
- General Purpose Shed: 110m x 5m with concrete floor
- Shearing Shed: 17m x 12m, 4 stands with steel sheep yards (powered)
- Liquid Fertiliser Tank: 50 tonne capacity
- Silos: 3 x 2,000 bushel
- Scheme Water Connected

Inspection by appointment only.