



6062 Coorow-Greenhead Road, WARRADARGE, WA 6518

'Central Park',

2,000.18 hectares, 4,942.44 acres

'Central Park' offers astute rural property investors opportunity on several fronts-including reliability and its strategic location in a renewable energy hot-spot.

The property is well positioned to take advantage of a very reliable rainfall zone of approximately 525mm. 'Central Park' offers some of the best land value on a per mm of rainfall basis in WA.

Enjoying sealed road frontage to Coorow-Greenhead Road and located 15kms east of Warradarge, access is easy from Brand Highway.

The total property area is 2,000.18 hectares (4,944 acres), on one freehold title.

1,640 hectares (4,052 acres) are considered arable and are spread across nine large, open paddocks which are well suited to the efficient use of the modern machinery required in broadacre cropping enterprises. An extensive network of gravel roads runs between the paddocks.

A 3t/ha wheat average is the result of extensive soil amelioration and the use of modern agronomic practices. Crops grown are in a wheat, canola and lupin rotation. The

TYPE: For Sale

INTERNET ID: 300P190438

SALE DETAILS

\$15,000,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

Lot 149 Bradford Street
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(08) 9965 8272

Courtney Keeffe
0429 625 007

property is part of a larger cropping enterprise.

The soil types on 'Central Park' include sand over gravel, gravelly sands and sandy loams, all of which have had a minimum of 6t/ha of limesand (and some up to 8t/ha) over the last ten years. To ensure the incorporation of the limesand to depth (and a soil pH of 6 at 30cms), differing methods of tillage have been undertaken including deep ripping, delving and Plozza plowing.

Future potential income streams include renewable energy generation projects proposed in the area, with the State Government's South-West Integrated System (SWIS) main transmission line and the Warradarge Wind Farm in very close proximity. Extensive gravel deposits would likely be in strong demand should proposed renewable energy projects involving 'Central Park' proceed.

Farming infrastructure includes a new Wheatbelt Steel machinery shed measuring 40 metres by 30 metres (which is powered), two 50,000 litre liquid nitrogen tanks and a 2,000-bushel silo.

A 40 metre deep bore provides excellent water which is reticulated to a network of 8 tanks, with a 250,000 litre rainwater tank collecting from the machinery shed.

Accommodation is catered for by three adjoining transportable units (with six bedrooms, three bathrooms and two kitchens) which are shaded by a large, steel framed iron roof, with undercover parking for four vehicles.

'Central Park' is just nearing peak production and for further information contact Courtney Keeffe on 0429 625 007.

- Land Area 2000.18 hectares





