



## 4842 Chester Pass Road, TAKALARUP, WA 6324

Premium Mixed Farming Opportunity in the Highly Regarded Kamballup District

**586.98 hectares, 1,450.43 acres**

Presenting an exceptional agricultural holding comprising a total of 586.98 hectares, with approximately 550 hectares of highly productive usable land. Across two titles, this property is ideal for both grazing and cropping enterprises.

Perfectly positioned just 45 kilometres from Mt Barker and 50 kilometres from Albany, the farm combines convenience with the productivity and natural beauty of a renowned agricultural area.

Currently run as a high quality cattle operation, the property is equally suited to a full cropping program. Farmed by a well respected, second generation farming family with more than 70 years of experience in the district.

### Land & Productivity

- Total land area of 586.98 ha on two titles, with approximately 550 ha usable

**TYPE:** For Sale

**INTERNET ID:** 300P192315

### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Simon Thomas**  
0407 380 365

- 14 well fenced paddocks, supported by an extensive laneway system
- 11 dams plus fully serviced bore, providing good supplies of stock water
- Predominantly highly productive medium loam soils (Kalgan River loams)
- Exceptional fertiliser and lime history with comprehensive soil data available
- Average annual rainfall of approximately 450mm

#### Improvements & Infrastructure

- 500 tonne grain silo
- 4 stand raised board shearing shed in very good condition
- 50 tonne sliding roof super shed
- High span general purpose shed (approximately 24 x 18 metre)
- Steel framed cattle yards
- Single phase power connected
- Fencing in very good condition, predominantly plain wire electric

Available as a whole or in two parcels:

- Parcel 1: Lot 4940 â## 231.33 ha
- Parcel 2: Lots 4403 & 4971 â## 355.65 ha. Includes all infrastructure.

With views to the Stirling and Porongurup Ranges, this property offers the perfect blend of productivity, scale, and lifestyle.

For Sale by Expression of Interest, closing Thursday 19 March 2026 at 4:00 pm WST.

For further information or to arrange an inspection, please contact:

David Treeby â## 0427 448 756

Simon Thomas â## 0407 380 365

- Land Area 586.98 hectares













