

26926 Midlands Road, DONGARA, WA 6525

IRWIN WA - 41.703Ha (103.5 acres)

**41.07 hectares, 101.48 acres**

RARE HARD TO FIND OPPORTUNITY

High Quality Alluvial Soils

\* Recognised food producer or

\* Lifestyle Block/s - 3 Public Road Frontage

\* Approximately 15,000 Mango trees in need of TLC

2026 harvest due to start (January - April)

Unique Niche Market Window of Production

CROPS GROWN: rockmelon, honeydew, watermelon, pumpkin, cucumbers,

zucchini, capsicums, sweetcorn, brassicas, tomatoes

Existing 600,000 water license

4 x equipped bores (submersibles) Total approx 120,000L/hr

2 x additional bores developed - depth 51 metres

2 x new water filtration systems

Quality water reticulation throughout.

\* 3ph power

\* Large capacity packing/storage/machinery sheds

\* Cool Rooms

\* Tidy and presentable 3 x 1 air conditioned residence with wrap around verandahs

- Land Area 41.0703 hectares
- Bedrooms: 3
- Bathrooms: 1

**TYPE:** For Sale

**INTERNET ID:** 300P192330

**SALE DETAILS**

**\$2,600,000**

**CONTACT DETAILS**

**Elders Real Estate**

74 Mitchell Street

Merredin, WA

08 9041 6500

**Terry McDonald**

0429 995 233

## HOMESTEAD

Bedrooms	3
Bathrooms	1