



300 Mitchell Road, MOUNT BARKER, WA 6324

'Taylor'

121.61 hectares, 300.49 acres

Located in a productive and well regarded farming district in the Great Southern, 300 Mitchell Road, Mount Barker is a well set up rural holding, 121.6 hectares in size, with approximately 98 hectares arable. The property is well located 20 kilometres west of Mount Barker and approximately 68 kilometres from Albany, providing convenient access to services, sale yards, and regional centres.

With an average annual rainfall of around 720mm, the property lends itself well to a mixed farming combination, however has been in a canola/cereal cropping rotation in recent years.

Original vegetation comprises jarrah and redgum. The country is gently undulating with varying soil types including duplex, forest gravels and loam over clay. Lime was applied at 3 tonnes per hectare in 2023, reflecting ongoing soil improvement and management.

All fencing on the property has been recently replaced, including Weston 8 wire exclusion electric fencing to the entire boundary of the property and internal electric

TYPE: For Sale

INTERNET ID: 300P194294

SALE DETAILS

From \$1,750,000

CONTACT DETAILS

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

Simon Thomas
0407 380 365

fencing.

Water is in abundance, with five dams and a soak supplying reliable stock water throughout the property.

Improvements include new steel cattle yards, an 8 x 12 metre container shed, an 8 x 6 metre steel dome shed and a new two bedroom one bathroom transportable dwelling with an off grid 8kW solar power system.

Well improved and ready to go, this property is suited to those looking for a reliable mixed farming asset in a tightly held farming district. 'Taylor' presents a solid opportunity to step into a productive turn key holding where all the hard work has been done for you.

For further information or to arrange an inspection contact Simon Thomas â## 0407 380 365.

- Land Area 121.6079 hectares





