



## 1133 Koornong Road, WEST RIVER, WA 6346

'Waddikee' Aggregation, West River / Dunn Rock Large Scale, Highly Improved Cropping Portfolio

**7,719.37 hectares, 19,074.56 acres**

The Waddikee Aggregation comprises a large scale, well established broadacre cropping enterprise spanning 7,719.37 hectares, with 6,431 hectares\* arable. Strategically positioned across five freehold lots, "Waddikee West" consists of three contiguous lots and is 20 kilometres\* southeast of adjoining properties "Dunn Rock" and "Ellarwie", consisting of one lot each.

The properties are underpinned by well-established southern Western Australian broadacre soil systems, typical of the district. The soil resource is dominated by light to medium textured profiles, primarily comprising sand over clay and sand over gravel formations.

The Waddikee Aggregation has substantial infrastructure, extensive gravel road networks throughout, excellent water capacity, and dual EM38 and Gamma Radiometric mapping has been completed. Extensive amelioration work has been carried out across the Dunn Rock and Ellarwie holdings and is ongoing.

**TYPE:** For Sale

**INTERNET ID:** 300P195251

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

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

**Simon Thomas**  
0407 380 365

"Waddikee West"

- Total area: 3,689.97 hectares
- Arable area: 3,242.00 hectares\*

Improvements

- 3 bedroom home
- Machinery sheds: 34 m Ã# 22 m\*, 18 m Ã# 9 m\*, 19 m Ã# 10 m\*
- Workshop: 16 m Ã# 10 m\*
- Fertiliser shed (120 tonne): 10 m Ã# 8 m\*
- Combined enclosed chemical/fertiliser shed (120 tonne): 26 m Ã# 12 m\*
- 6 Ã# 2,700 bushel silos
- 1 Ã# 1,500 bushel silo
- 1 Ã# 1,200 bushel silo
- 2 Ã# 60,000 litre Flexi-N tanks
- 1 Ã# 20,000 litre Sulphate of Ammonia tank
- 2 Ã# 250,000 litre spray tanks reticulated from a central dam with a large plastic lined catchment
- 2 Ã# 250,000 litre rainwater tanks plus numerous additional rainwater tanks of various sizes
- Multiple earth dams

"Dunn Rock"

- Total area: 2,009.69 hectares
- Arable area: 1,721.00 hectares\*

Improvements

- Fertiliser shed (120 tonne\*): 14 m Ã# 9 m\*
- GP shed: 22 m Ã# 9 m\*
- 1 x 250,000 litre spray tank reticulated from a central dam with a large plastic lined catchment
- 2 Ã# 50,000 litre Flexi-N tanks
- 1 Ã# 40,000 litre Flexi-N tank
- Multiple earth dams

"Ellarwie"

- Total area: 2,019.70 hectares
- Arable area: 1,468.00 hectares\*

#### Improvements

- Machinery/fertiliser shed: 36 m x 15 m\*
- Grain/fertiliser shed: 15 m x 12 m\*
- GP shed: 24 m x 9 m\*
- 7 x 1,500 bushel silos
- 1 x 250,000 litre spray tank reticulated from a central dam with a large plastic lined catchment (from Dunn Rock farm)
- 2 x 43,000 litre Flexi-N tanks
- 1 x 23,000 litre Flexi-N tank
- Multiple earth dams

The aggregation delivers scale, diversity, proven productivity, favourable soil profiles, and reliable water supply.

This offering represents an exceptional opportunity for investors, corporate farming entities or progressive family operators seeking a high quality aggregation with immediate operational capacity and future growth potential.

This is a rare opportunity to acquire a turnkey aggregation of genuine substance, capable of supporting a large scale cropping enterprise, and offering long term productivity and capital growth potential in a proven grain production area.

For Sale by Expressions of Interest, closing on Thursday 4 June 4pm WST.

For further information or to arrange an inspection, please contact Simon Thomas 0407 380 365 or Simon Cheetham 0428 147 359.

\* Approximately

- Land Area 7719.37 hectares







