



Lot 4195 Jackson Road, COOKERNUP, WA 6219

Quality Meadow Hay & Grazing Country

67.18 hectares, 166.00 acres

Positioned in a tightly held farming district, Lot 4195 Jackson Road presents an exceptional opportunity to secure a productive and versatile 166.5-acre rural holding suited to fodder production and grazing. Currently utilised for Meadow hay production in support of an established beef enterprise, the property offers proven performance, reliable water infrastructure and strong pasture management in a highly regarded agricultural location.

With approximately 131 acres cleared and developed for productive use, the property comfortably supports a seasonal cattle operation, running approximately 70 head of yearling cattle from June through August and 70 Angus breeders from November through April. The balance of the land comprises approximately 35.5 acres of natural bushland, providing valuable shelter, shade and biodiversity throughout the property.

The property features predominantly a clay soil, with generally flat topography allowing for ease of management and efficient farming operations. River Gum and Paperbark vegetation provide natural shelter and character throughout the holding.

TYPE: For Sale

INTERNET ID: 300P196588

SALE DETAILS

Offers Over \$1,250,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

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The property has been carefully managed with a consistent agronomic program designed to maximise productivity and pasture performance. Annual reseeded includes 25kg/ha of Ryegrass and 3kg/ha of Persian Clover, while fertiliser applications consist of 150kg/ha Summit Dairy Blend in Autumn and 200kg/ha NKS 32 in Spring.

Recent lime applications have been completed across the pasture country, with 150 tonnes tonnes applied within the past 12 months at a rate of around 3T per hectare, supporting ongoing soil health and pasture productivity.

Water security is another standout feature, with an estimated annual rainfall of approximately 850mm, connection to the Harvey Water Rural Water Scheme (RWS) via a 50mm supply point at the front of the property, reticulated stock troughs throughout. The property has an annual Harvey water rural service charge of approximately \$749.60, with water consumption charged separately by Harvey Water. Current consumption fees are approximately \$0.65 per kilolitre for the first 1,000kL, increasing incrementally with higher usage. A windmill connected to the Harvey River provides secondary water security with a storage tank. For further information regarding the water at the property, please contact us for further information.

Fencing infrastructure is sound with three newly constructed boundary fences, all electrified.

Whether you are looking to expand an existing farming enterprise, secure productive hay country or invest in quality mixed-use rural land, Lot 4195 Jackson Road offers proven carrying capacity, reliable water and excellent farming versatility.

Property Highlights:

- Currently supporting a proven beef enterprise with year-round carrying capacity
- Comfortably running approx. 70 Angus breeders over summer months
- Additional winter carrying capacity for approx. 70 yearling cattle
- Quality medium clay soils ideal for Meadow hay production and pasture growth
- Approx. 131 acres cleared and highly usable country
- Flat topography allowing for efficient machinery operation and easy stock management
- Reliable Harvey Water Rural Water Scheme connection
- Estimated annual rainfall of approx. 850mm
- Well-managed pasture improvement program already established
- Annual reseeded with Ryegrass and Persian Clover
- Consistent fertiliser history supporting strong pasture performance
- Recent lime applications completed to improve soil health and productivity
- Natural River Gum and Paperbark shelter throughout the property
- Balance of productive country and native vegetation for livestock protection
- Sound fencing, secure water, the property is ready to stock immediately.
- Productive rural asset with proven farming history and operational versatility

Water rates: \$749.60 + consumption usage

Shire Rates: \$4,696.01

Zoning: Rural

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 67.177817 hectares





