



572 Jaloran Road, WAGIN, WA 6315

"Johny's" An Exceptional Mixed Farming/ Lifestyle Opportunity Near Wagin

121.51 hectares, 300.25 acres

"Johny's" is located approximately 6* kilometres north-east of Wagin and around 230* kilometres south-east of Perth, this well-positioned rural holding offers an excellent opportunity for lifestyle buyers, farming families or neighbouring operations seeking to expand.

Comprising approximately 121.51* hectares, the property enjoys an elevated setting with sweeping views across the surrounding area, making it an appealing option for those looking to combine agricultural use with a potential future home site (subject to relevant approvals).

Infrastructure & Improvements

The property is well supported with sound existing infrastructure, including:

A functional two-stand shearing shed with adjoining sheep yards

Lean-to machinery storage with a recently updated roof

TYPE: For Sale

INTERNET ID: 300P197289

SALE DETAILS

\$1,400,000

CONTACT DETAILS

Narrogin Federal
46-48 Federal Street
Narrogin, WA
08 9885 9300

Duncan Synnot
0415 894 034

Additional smaller machinery shed suitable for equipment and storage needs

Water & Land

Three dams provide reliable stock water, with further potential to develop water infrastructure through potential bore sites.

Sound fencing across the property supports livestock management

Well-managed paddocks with a history of moderate cropping, maintaining balance and productivity

Lifestyle & Agricultural Appeal

This property is suited to a range of rural pursuits, including mixed farming, grazing enterprises or a rural lifestyle retreat. While there is currently no accommodation on the property, there are several locations ideal for building your dream home with amazing views. (stca).

Set within a highly regarded mixed farming district, this property represents a practical and appealing opportunity to secure quality land in the Wagin area.

Call Duncan today to arrange an inspection.

Buyers, please note, all measurements 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 121.51 hectares





