



## 1771 Devils Creek South Road, GAIRDNER, WA 6337

Readers

**989.90 hectares, 2,446.04 acres**

In conjunction with neighbouring Fairfield (1162 ha) and Glenshiel (1166.61ha), Readers presents a great opportunity to secure a neat farming unit. This property is well presented, well located and has been well farmed for many years. Canola, cereal and pasture rotation with consistent fertilizer application adhered to. The property is ready for the upcoming 2022 season.

Features include:

- 989.9 ha (845.8ha arable)
- Mostly medium soil types
- Divided into 9 paddocks with good fencing and access from a central laneway system
- Substantial infrastructure including a large centrally located shed with a high span access with a footprint in the vicinity of 1100sqm in size. Incorporated in this is a raised board 4 stand shearing shed with concrete floor with undercover stock holding capacity

**TYPE:** Sold

**INTERNET ID:** 300P5120

**SALE DETAILS**

**Expressions of Interest  
by Formal Offer**

**CONTACT DETAILS**

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

**Simon Thomas**  
0407 380 365

of approximately 600 ewes, this is complemented by steel sheep yards. There is also a large GP shed and fertilizer/grain shed with concrete walls

- The property is well watered from 12 dams
- Long term medium rainfall of 445mm (source BOM)

For Sale by Expressions of Interest by Formal Offer - closing Wednesday, 9 March 2022

For more information or to arrange an inspection please contact Simon Thomas at Elders Rural Real Estate on M - 0407 380 365

- Land Area 989.9 hectares



