



6371 Urawa Road, NUNIERRA, WA 6630

GO OFF GRID IN BIG SKY COUNTRY

701.00 hectares, 1,732.17 acres

Hidden away at the end of a quiet bush track is 'Fineally Farm', far from the madding crowd.

Comprising 701 hectares(1732acres), the property is uniquely Australian, with vast open spaces, natural features including waterholes, creeklines and rocky outcrops, plenty of native vegetation and approx. 200 hectares((495 acres) of land considered croppable. Talling Peak sits to the north of the property.

'Fineally Farm' is off grid and self sufficient, will all power supplied to homestead, sheds, fencing and water points provided by solar generation.

The topography is undulating, with the land draining gently into Urawa creek, which in turn runs into the nearby Greenough River.

Vegetation is indicative of soil type. Curara, Jam and Mindarichy bush are evident on higher, heavier country, while Kurrajong and Mallee are evident on softer soils lower in the landscape. The vendor suggests this is a 50/50 ratio.

All farming improvements on 'Fineally Farm' are recent, having been done over the last

TYPE: Sold

INTERNET ID: 300P55778

SALE DETAILS

\$599,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

Lot 149 Bradford Street
GERALDTON, WA
(08) 9965 8272

Courtney Keffe
0429 625 007

few years. Excellent boundary and internal fences(including electric), surround 9 paddocks which are well watered by solar powered bores, tanks and overflow dams. Excellent sheep and cattle handling facilities yards(with excellent crush and drafting races)complement the well laid out paddocks.

The property is currently run as a grazing block, currently pasturing 20 cattle, 500 sheep and 240 goats. In the past it was also used exclusively for grazing, and has had no herbicides, fertilisers or insecticides applied in recent times.

Other features include:

Lovely 2 bedroom, open plan homestead of steel, timber and corrugated iron construction, with wide, shady 3m verandahs.

15m x 8m shed incorporating 2 shearing stands, catching pens and workshop area.

5 kva solar inverter with battery storage and backup generator.

Extensive rainwater storage which supplies all household requirements.

7 bores, of which 6 are equipped with easily pulled solar submersible pumps(all bore depths approx. 16m, house bore 30m).

Several aviaries.

Massive poultry shed and pigeon coops.

12 tree orchard.

2 dams and a soak which holds water most of the year.

Annual rates of \$1115 per annum

'Fineally Farm' is set up and ready for its next owner.

The property is being offered on a walk in, walk out basis. This includes household furniture and shed contents. Livestock are not included, however if required the vendor is prepared to negotiate separately when the property is sold.

Take the opportunity to inspect your big piece of the Australian bush by contacting Courtney Keeffe on 0429 625 007

Note: This property is not available for immediate settlement. Settlement can take place from 23rd July 2022 onwards.

- Land Area 701 hectares
- Bedrooms: 2
- Bathrooms: 1

HOMESTEAD

Bedrooms	2
Bathrooms	1







