



## 315 Eradu Road, ERADU SOUTH, WA 6532

Farm amongst the rolling hills at 'Woodcote'

**1,251.98 hectares, 3,093.64 acres**

This beautiful property is located in one of the Northern Wheatbelt's most tightly held and highly regarded farming districts.

Delightful 'Woodcote' is perfectly located to add on or to enjoy in its own right.

Consider the following:

• Regional centre of Geraldton, with all its amenities and facilities is just 53 kilometres from the front gate of 'Woodcote'. School bus service to Geraldton is just a couple of kilometres away.

• Delightful 5 bedroom, 3 bathroom residence (constructed 1997) and sheds set amongst rolling hills. A large covered outdoor area enjoys lovely views into the nearby hillside.

• Approximately 804 hectares (1987 acres) of 'Woodcote' is considered arable. Of this approximately 33 hectares (81 acres) has established perennial grasses.

**TYPE:** Sold

**INTERNET ID:** 300P70148

**SALE DETAILS**

**Offer To Purchase**

**CONTACT DETAILS**

**Elders Real Estate  
Geraldton**

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

**Courtney Keeffe**  
0429 625 007

â#ç Very productive land, well suited to cereal, lupin and canola rotational cropping systems. 'Woodcote' is currently cropped entirely with canola.

â#ç Soil types of sands over gravel, sandy loams, stronger gravel loams and sandplain, in an undulating landscape featuring native vegetation of predominantly Tammar, Mallee, York Gum and Jam tree.

â#ç Excellent working infrastructure featuring a full complement of farm sheds and improvements including 2 machinery storage sheds, 2 fertiliser sheds with a combined capacity of 250 tonnes, an enclosed workshop and seven grain silos. An older shearing shed and yards need some repair.

â#ç A liming programme has commenced, however further limesand and soil amelioration will only improve the properties productivity.

â#ç 'Woodcote' is well sized to add on to existing enterprises or as a base for further outlying farmers looking to relocate closer to a regional centre.

â#ç Significant areas of remnant vegetation.

â#ç Photographic images depicted are taken from 2016 to 2022.

Contact the exclusive selling agent Courtney Keeffe on 0429 625 007 for further information or to book an inspection. 'Woodcote' won't last long!

- Land Area 1251.98 hectares







