

Sold

# 1963 Goomalling - Toodyay Road, Goomalling



## Prime Cropping Acres

383 acres of prime cropping land on 3 separate titles in a highly sought after locality.

Only 15mins from Toodyay on the Goomalling Road, this productive country is characterized by York gums and Jam wattle with deep red loams. There are some granite outcrops and White Gum but mostly strong, arable, red soils and pretty much rock-free!

The property is approximately 95% arable land, which is currently leased and sown to oats for the 2015 season.

The property is comprised of 3 titles:

- 40ac fronting Goomalling Rd
- 67ac fronting Sheen Rd
- 276ac home block with house, machinery shed, tanks, bore, windmill and other infrastructure with access from both Sheen and Goomalling Roads.

Each block is watered by at least one dam.

The home block has a partially renovated 2 bedroom house, machinery shed, tool shed, diesel generator, new 20,000gal water storage tank, 2 spring-fed dams, windmill equipped bore and various farming

2 1 383.00 ac

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 413         |
| <b>Land Area</b>     | 383.00 ac   |

## Agent Details

Tony Maddox - 08 9574 2917

## Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



equipment.

The property is available as a whole or sold separately:

383ac \$995,000

or;

40ac \$180,000

67ac \$255,000

276ac \$675,000

This is prime country and a reliable (450mm/yr) rainfall zone: the perfect entry-level cropping or mixed farming enterprise.

Contact Bill Love for a full brochure or call on 0427426 645 to make an appointment to inspect.

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