

Sold

## Lot 101 Cobbler Pool Road, Toodyay



**131 best farming acres overlooking the Avon River**



### Spectacular 131ac Overlooking Avon River

This block must sell. Vendors will consider offers over \$400,000.

Make an offer now in time to take advantage of the winter cropping / pasture season.

This is a beautiful block of rich red loans, productive hay paddocks and grazing, light timber, granite outcrops and permanent water on undulating to steep land rolling down to the Avon river.

Spectacular home sites abound on both the high ground - with incredible views for miles and miles up and down the Avon valley - and the low ground on gentle slopes surrounded by river gums near the brook.

Land in this area has been tightly held for generations - don't miss this one!

Just downstream from its confluence with Jingaling Brook, Jimperding Brook divides the property along a 1000m front and offers lovely scenic views. The brook, which is fully fenced off for land conservation, flows most of the year and pools through the summer.

The property is fenced in 6 paddocks that have been conservatively farmed for a generation and rotated for hay and cattle grazing. Approximately 45ac is arable and regularly cropped, 60ac (approx.) is

53.20 m2

**Price** SOLD for \$385,000

**Property Type** Residential

**Property ID** 428

**Land Area** 53.20 m2

### Agent Details

### Office Details

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grazed and the balance is brook, some steep country with rock outcrops and lightly timbered.

Two permanent, fresh spring-fed dams are fenced off for water and stock management.

This is more than a farming block, it's beautiful rural land with stunning potential home sites for a future homestead. A must see!

#### Summary

- 131ac all together;
- 45ac arable on gentle slopes;
- 60ac grazing on gentle to moderate slopes
- 2 spring fed, fresh dams
- strong soils
- commanding views
- conservatively managed
- road frontages to Cobbler Pool Rd & Lovers Lane
- 1000m of Jimperding Brook

Call Bill Love mob 0427 426 645 for further details and inspection.

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