



978 Hectares (2420 Acres)



5



1



1

## 1128 Bokal Road South, Mokup

\$4,000,000

'Topenup' has been conservatively farmed and has mainly been used for livestock production with sheep and goats the primary use. Cropping has been restricted to hay and livestock feeds with some areas seeded for pasture regeneration.

This is a well set out mixed farming enterprise that has ample good quality water and a drought proofing bore capable of pumping 24/7. The 15 dams have all been cleaned with the use of an excavator to ensure the quality of water.

Close to the states premier sheep selling complex at Katanning and an easy trucking distance to all major abattoirs on the west coast makes Topenup a great place for a top-quality sheep enterprise and is currently carrying 1500 ewes with targeted grazing with goats from the adjoining owner's farm.

Fencing is of high quality throughout the fourteen paddocks with a laneway system and much of the fencing being new 7-line ring-lock including barb-wire and areas of electric fencing. All gateways are either steel gates or well-made cocky-gates which allow easy movement of livestock.

Farm buildings include:

<b>Property ID:</b>	L25099004
<b>Property Type:</b>	MixedFarming
<b>Garages:</b>	1
<b>Land Area:</b>	979.54 hectares

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### Bill Bennett

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- 5/1 farmhouse (unused past during past three years) and needing some love to bring back to former glory
- 3/1 older style caretakers cottage
- Two older machinery sheds that are still strong and waterproof
- Older shearing shed and sheep yards in need of some TLC

Owner is willing as a going concern to include (with price adjustment) 1100 ewes (Aussie white shedders) and 500 bales of good quality hay.

The buyer is offered as leasehold the adjoining 1000 acre property.

978.5 hectare (2420 acres)

1 Title

Situated 40 kms northwest of Kojonup on Bokal Road South, 42 klms from Darkan, 130 kms east of Bunbury and 240 kms south of Perth.