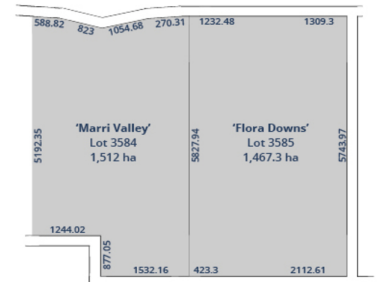




Expansive Multi-Use Farmland Within Easy Reach Of Perth



2898 & 3178 Gillingarra Road, Mogumber

\$12,500,000

2898 & 3178 Gillingarra Road, Mogumber WA 6056

Shire Of Victoria Plains / Approx 140 km north of Perth

Located just under two hours from Perth, this impressive aggregation of two adjoining properties in Mogumber presents a rare opportunity to secure a substantial and highly versatile farming operation in the tightly held Victoria Plains region.

Whether you're a local producer or an interstate buyer seeking strategic expansion, the proximity to Perth combined with the scale, diversity and productivity of this landholding makes it an exceptional investment.

Key Features & Farming Potential:

Offering a total of 2,979.3 hectares (7,362 acres) across two titles, the land is well suited to a broad range of agricultural and environmental uses:

- Cattle breeding operations with room to expand

Property ID: L29206817
Property Type: MixedFarming
Land Area: 2979.3 hectares

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- Sheep and lamb production with existing infrastructure
- Hay production and storage opportunities
- Multi-cropping potential, adaptable to seasonal rotations
- Carbon farming suitability, tapping into growing environmental markets
- Potential for windfarm development with a high voltage power line running North / South through the property

The country is gently undulating with predominantly medium to light soils and reliable water sources throughout. Excellent fencing and laneway systems ensure ease of management.

Ideal For Eastern State Buyers:

With direct access to major transport routes and close proximity to WA's Muchea Livestock Centre, this property offers a seamless entry into Western Australia's strong and resilient agricultural market. Its reliable rainfall, proven production history and access to supply chains make it especially attractive for east coast graziers and investors seeking diversification or relocation.

Lot Information:

'Flora Downs' (East Side)

- Address: 3178 Gillingarra Road, Mogumber
- Lot 3585 / Plan 206134
- Size: 1,467 ha / 3,625.8 ac

'Marri Valley' (West Side)

- Address: 2898 Gillingarra Road, Mogumber
- Lot 3584 / Plan 206134
- Size 1,511.9 ha / 3,736 ac

Total Size: 2,979.3 ha / 7,362 ac across 2 titles

Access: 3 road frontages (gravel)

Property Outline:

- 44 main paddocks plus laneways
- Recent major fencing upgrades (7-line ringlock)
- Medium to light soils – gravel, white clay, sand and yellow types
- Gently undulating topography
- Excellent water resources, including soaks and dams
- Approximately 550 ml annual average rainfall

Structures & Infrastructure:

- 2 residences
- A range of versatile sheds catering to machinery, storage and workshop needs
- Well maintained cattle yards in good working order, ready for immediate use
- Fully operational shearing shed in good serviceable condition
- Onsite silos and hay storage facilities supporting efficient fodder and grain management

Pastures & Environment:

- A mix of sub clover, natural grasses and blue lupins providing seasonal diversity
- Established tagasaste plantations offering additional fodder and shelter
- Approximately 3,000 acres of rich perennial pastures developed for productive summer grazing
- Excellent internal and boundary fencing, supported by well planned laneways systems for efficient stock movement

Strategic Location:

- Approx 140 km to Perth
- 26 km east of Brand Highway at Reagans Ford
- Direct access to Muchea Livestock Centre and major WA feedlots

Don't miss out on this rare chance to acquire a high performing, mixed farming enterprise in a tightly held region. Contact Bert Hamersley today on 0427 476 455 to arrange your inspection.