

Talbot West Road, Mount Observation, WA, 6302

Rural For Sale

Thursday, 28 November 2024

Talbot West Road, Mount Observation, WA, 6302

Type: Rural

"Mt Observation Rise"

Nutrien Harcourts WA is pleased to present for sale "Mt Observation Rise" Talbot West Road Mount Observation. An extremely unique land holding surrounded by pristine native state forest within the Shire of York and first-ever time presented to the market for sale.

Key investment highlights include:

- "Mt Observation Rise" comprises a total land area of 722.45* hectares (1785* acres).
- Two freehold land locations (green titles) being Lots 900 and 901.
- Secure water via 15* earth catchment dams and 580* millimetres average annual rainfall.
- The neighbouring Wandoo National Park is a Water Corporation owned catchment zone.
- Mixed soil types of mostly gravelly yellow and red duplexes, gravelly deep clay sands and sandy loams.
- Original vegetation of Wandoo, Marri, Blackbutt and many rare orchid species.
- Lush paddock areas with some beautiful stands of native timber and large granite outcrops.
- Situated 58* linear kilometres from Perth CBD.
- Excellent fencing with approximately 22 kilometres having been renewed in past 2 seasons.
- Original 4-stand raised board shearing shed and yards.
- Road frontage to the bitumen sealed Talbot West Road that dissects the property.
- Rural - General Agriculture Zoning.
- Genuine potential for future mining offsets or carbon offsets via environmental plantings.
- Numerous sites to build your dream home or possible Eco-tourism / Agri-tourism ventures.
- Available as a whole or in two parcels, Lot 900 - 925.67 acres and Lot 901 - 859.53 acres.

The property presents a once in a lifetime opportunity to acquire an extremely rare rural holding with proximity to Perth that offers both farming and biodiversity potential.

"Mt Observation Rise" is offered For Sale by Expression of Interest closing 11am (AWST) Friday 14th February 2025 (if not sold prior).

Contact exclusive selling agents Nutrien Harcourts WA, phone rural specialists William Morris 0448 415 537 or Dale West 0428 411 333 to discuss in confidence.

*Approximately