



## 640 Klaus Rd, Koolunga



### 'Walkers' - FOR LEASE

**It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this highly productive broadacre farming property for lease known as 'Walkers'.**

The property is being offered for lease as a whole, or 4 separate Lots. The property is located approximately 19 kilometres south of Crystal Brook in the states Mid North.

The land has been farmed using modern farming techniques with an emphasis on stubble retention with an excellent fertilizer history. The land predominantly comprises red/brown loam soils and is generally flat with some gentle rising ground. This property offers many opportunities, and each Lot would make for an excellent add on to an existing farming operation or investment.

- Total arable land 1,367 acres/553.4 hectares\*

**Lot 1 – Home Block** Total arable land 445 acres      80 Hectares\*

**Lot 2 – One Ten** Total arable land 196 acres      79 Hectares\*

**Lot 3 – Browns Corner** Total arable land 568 acres      230 Hectares\*

**Lot 4 – Kellys** Total arable land 158 acres      64 Hectares\*

A rare opportunity to lease a significant area of productive arable land with the opportunity for a cropping/grazing lease or cropping only lease (excluding grazing rights).

- Productive red/brown loam soils well suited to continuous cropping.
- Excellent fertilizer history
- Mains Water connected to each Lot.
- Total average annual rainfall 375-400mm/15'-16''\*

### Lease

#### EXPRESSIONS OF INTEREST

To be offered as a whole or 4 Lots

Date – 3pm Friday 17th December 2021

Attention: Martin Stringer

<b>Price</b>	PROPERTY LEASED
<b>Property Type</b>	Residential
<b>Property ID</b>	4334
<b>Land Area</b>	1,367.00 ac

### Agent Details

Martin Stringer - 0417 897 159  
James Wardle - 0407 362 105

### Office Details

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**RLA151074**