



## LAZYK ESPERANCE , Lot 35 Merivale, ESPERANCE

ESPERANCE Lazy K

**343.00 hectares, 847.55 acres**

'Lazy K' is situated 15 kms east of Esperance with 2.8kms of road frontage to both Merivale and Kirwin Roads and is part of the productive Esperance plains. Currently the 343 hectares is divided into 8 paddocks with excellent fencing and productive pastures and supporting approximately 340 head of cattle which can also be purchased with the property. Quality water is supplied from bores and reticulated to individual paddocks. Annual rainfall of approximately 600 mls is considered reliable

LazyK is at the final stages of sub division approval and blends itself to further exciting sub division opportunities with many vantage points offering coastal views. The property is for sale by Expressions of Interest closing on the 31st January 2018.

- Land Area 343 hectares
- Views: Ocean views and rural landscape

**TYPE:** For Sale

**INTERNET ID:** 5853369

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

**Esperance**

81 Norseman Road  
ESPERANCE, WA  
08 9071 9900

**Rob Johnstone**

0407 192 079

## PROPERTY OVERVIEW

<b>Location details</b>	Lot 35 Merivale Road Esperance Westren Australia
<b>Land Use</b>	Grazing
<b>Grazing</b>	Currently the farming area supports a Gelbvieh (Gel-fee) cattle stud and commercial cattle.
<b>Description of Country</b>	Lazy K is part of the productive Esperance plains and boasts an annual rainfall in excess of 600 millimetres per annum.
<b>Fencing</b>	Mainly ringlock and plain wire on timber posts and electrified.
<b>Number of Paddocks</b>	8

## WATER/IRRIGATION

<b>Water Supplies</b>	Tanks, Bores
<b>Comments</b>	Two wind mills guarantee an endless supply of quality ground water which is reticulated throughout the property to tanks and troughs.

## CROPS/PASTURES

<b>Pastures</b>	The abundant pastures are a composition of predominately kikuyu, serradella, subterranean clovers and grasses, and pastures are top dressed annually maximising biomass production.
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## REGIONAL FACILITIES

<b>Nearest Regional Centre</b>	Esperance
<b>Distance from Centre</b>	15.00 kilometres
<b>Nearest Town</b>	Esperance
<b>Distance from Town</b>	15.00 kilometres
<b>Agriculture</b>	Abattoirs
<b>Air service</b>	Daily
<b>Mail service</b>	Several Weekly
<b>Schools</b>	Primary, Primary bus, Secondary, Secondary bus, Tertiary
<b>Road to property</b>	The property boasts 2.8 kilometres of road frontage providing a wonderful opportunity for future sub division, with many vantage points offering coast

## TITLE/POSSESSION

<b>Type</b>	Freehold
<b>Possession</b>	Vacant Possession
<b>Shire/District Council</b>	Esperance

## HOMESTEAD

<b>Construction</b>	Other
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<b>Bedrooms</b>	0
<b>Bathrooms</b>	0

### LIVESTOCK

<b>Livestock carried</b>	Cattle, 340
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### SALE ITEMS

<b>Livestock</b>	Cattle can be purchased with the property
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