



## FOREST VIEWS, "Forest View" 1417 Tarwonga Rd, Highbury

"Forest Views" Lifestyle and Location

**40.47 hectares, 100.00 acres**

If you're looking to "enjoy the country life" on a beautiful rural property, this one is for you! Located a few kilometers west and south of Narrogin, on a sealed road and close to a winery and a school this is one country property that really has the "lifestyle" thing worked out.

Featuring an elevated position, rising up from the road and with lovely rural views from most directions. Numerous picturesque granite outcrops on the property give it an interesting character and provide a range of options for building sites.

The soil is top quality red/brown granite loam over most of the property and is currently growing high yielding agricultural crops. the property is boundary fenced, has a dam full of water and a winter creek line runs through one corner. After many years ownership by one family here is your chance to own this quality property. Don't miss out!

- Land Area 40.469 hectares
- Views: Rural views over farmland and some natural bush

**TYPE:** For Sale

**INTERNET ID:** 17997670

**SALE DETAILS**

**\$249,000**

**CONTACT DETAILS**

**Elders Real Estate**  
41 Fairway Street  
NARROGIN, WA  
08 9881 9881

**Jeff Douglas**  
0427 425 689

## PROPERTY OVERVIEW

<b>Location details</b>	Dumberning Via Narrogin
<b>Land Use</b>	There is a vineyard and nearby
<b>Cropping</b>	Cereals, Oilseeds, Pasture Seeds, Legume
<b>Description of Country</b>	undulating mainly elevated granite loam country
<b>Improvements</b>	Fencing and one dam
<b>Fencing</b>	Boundary only, old but sound

## WATER/IRRIGATION

<b>Water Supplies</b>	Dams
<b>Comments</b>	1 Dam

## REGIONAL FACILITIES

<b>Nearest Regional Centre</b>	Narrogin
<b>Distance from Centre</b>	0.00 kilometres
<b>Nearest Town</b>	Narrogin
<b>Distance from Town</b>	0.00 kilometres
<b>General Comments</b>	Current lessee has lease until 2019
<b>Road to property</b>	Sealed Road - Tarwonga Road

## TITLE/POSSESSION

<b>Type</b>	Freehold
<b>Tenanted/leased details</b>	Leased for two years
<b>Shire/District Council</b>	Narrogin

## LIVESTOCK

<b>Additional comments</b>	No stock currently on property
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## SALE ITEMS

<b>Crops</b>	Current crop owned b y lessee
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