



Information Memorandum

‘Roundhay’

Mount Walker WA 6369





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Nutrien Harcourts WA | William Morris 0448 415 537





Introduction

This mixed farming opportunity is situated in the Eastern Wheatbelt region of Western Australia and has been a highly productive enterprise over a century. 'Roundhay' has been aggregated, owned and operated by the Brayshaw family since 1924 with significant investment placed into improving soil quality, infrastructure and farm efficiencies.

EXECUTIVE SUMMARY

01

Established mixed farming enterprise in Western Australia's Eastern Wheatbelt, with sustained investment in soils, infrastructure and farming efficiencies.

02

Three parcels totalling 3,678.62 hectares (9,090.07 acres): 'Roundhay', 'Treloar's', and 'Menegola's & Lethlean's'.

03

Approximately 3,222 hectares arable; 1,240 at 'Roundhay', 596 at 'Treloar's', and 1,386 at 'Menegola's & Lethlean's'.

04

Secure water supply from 21 strategically located catchment dams and two solar-powered bores, supporting year-round mixed farming operations.

05

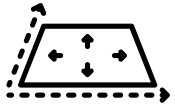
Extensive improvements include a homestead, machinery/general-purpose sheds, fertiliser and grain storage, four-stand raised-board shearing shed, yards and holding tanks.

06

Gently undulating Wheatbelt country with diverse productive soils, multiple road frontages and ~317 mm average annual rainfall, mainly in winter.

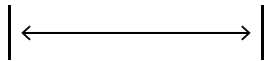


PROPERTY OVERVIEW



Area

Total land area of
3,678.6224 hectares or
9,090* acres



Road Frontage

Multiple road frontages across
the property providing key
internal and boundary access



Services

Well supported by essential
services, providing
convenience and functionality



Addresses

3422 Mount Walker Road
3351 Emu Hill Road East
2787 Emu Hill Road East



Zoning

All titles zoned 'Farming' as
per the Shire of Naremben
Local Planning Scheme No. 2



Water

Secure water source including
twenty-one catchment dams
and two solar powered bores



LAND USE

‘Roundhay’ presents a well balanced mixed farming enterprise. Currently being operated as a versatile broadacre cropping and well established merino livestock program on a 50/50 rotation.

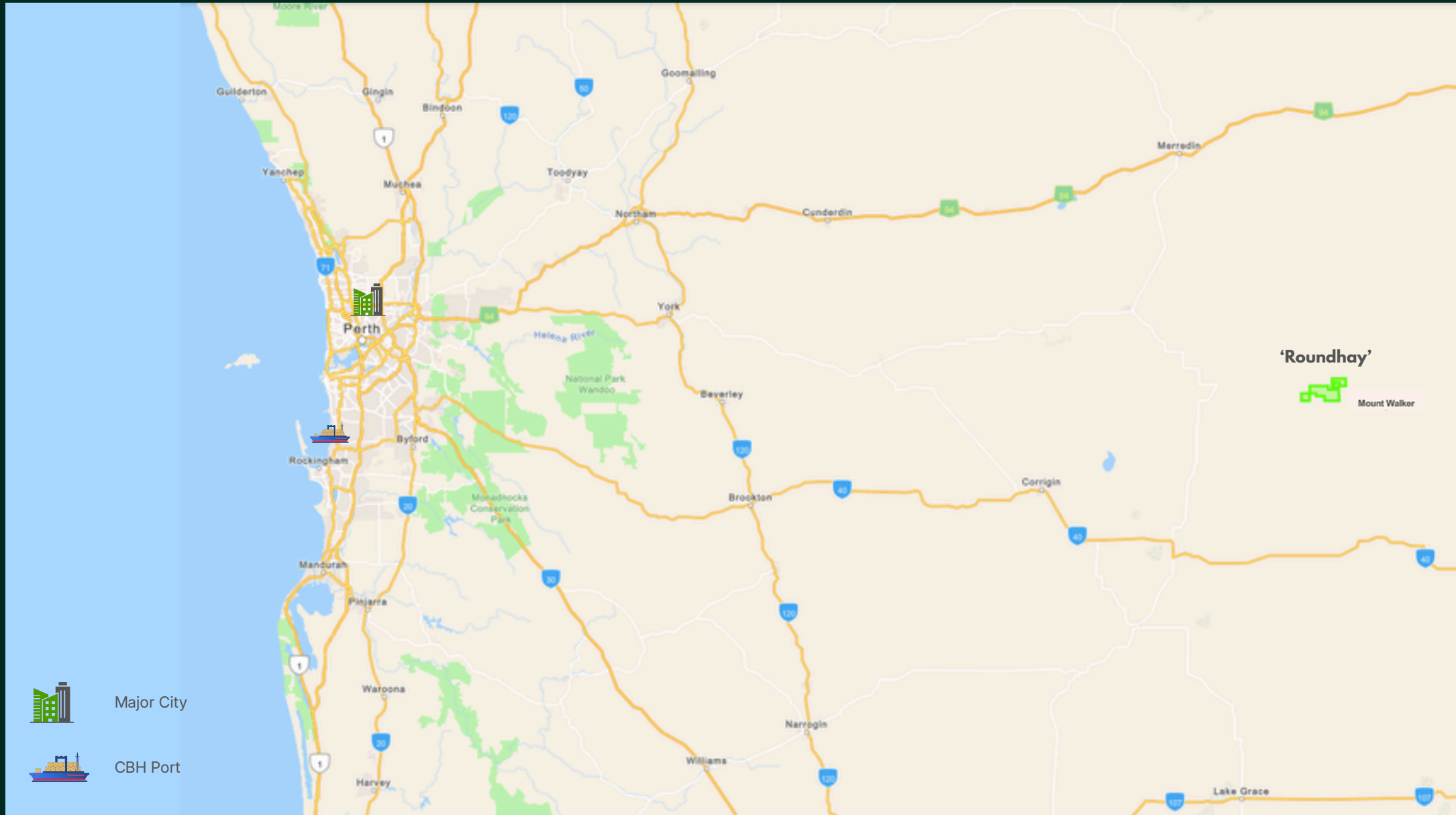
In 2026, the cropping program has been planted to 1,660* hectares of wheat, barley and oats.

The livestock operation comprises approximately 1,200* merino ewes carrying highly regarded *Kolindale* bloodlines, along with their lambs, plus a further 500* hoggets.

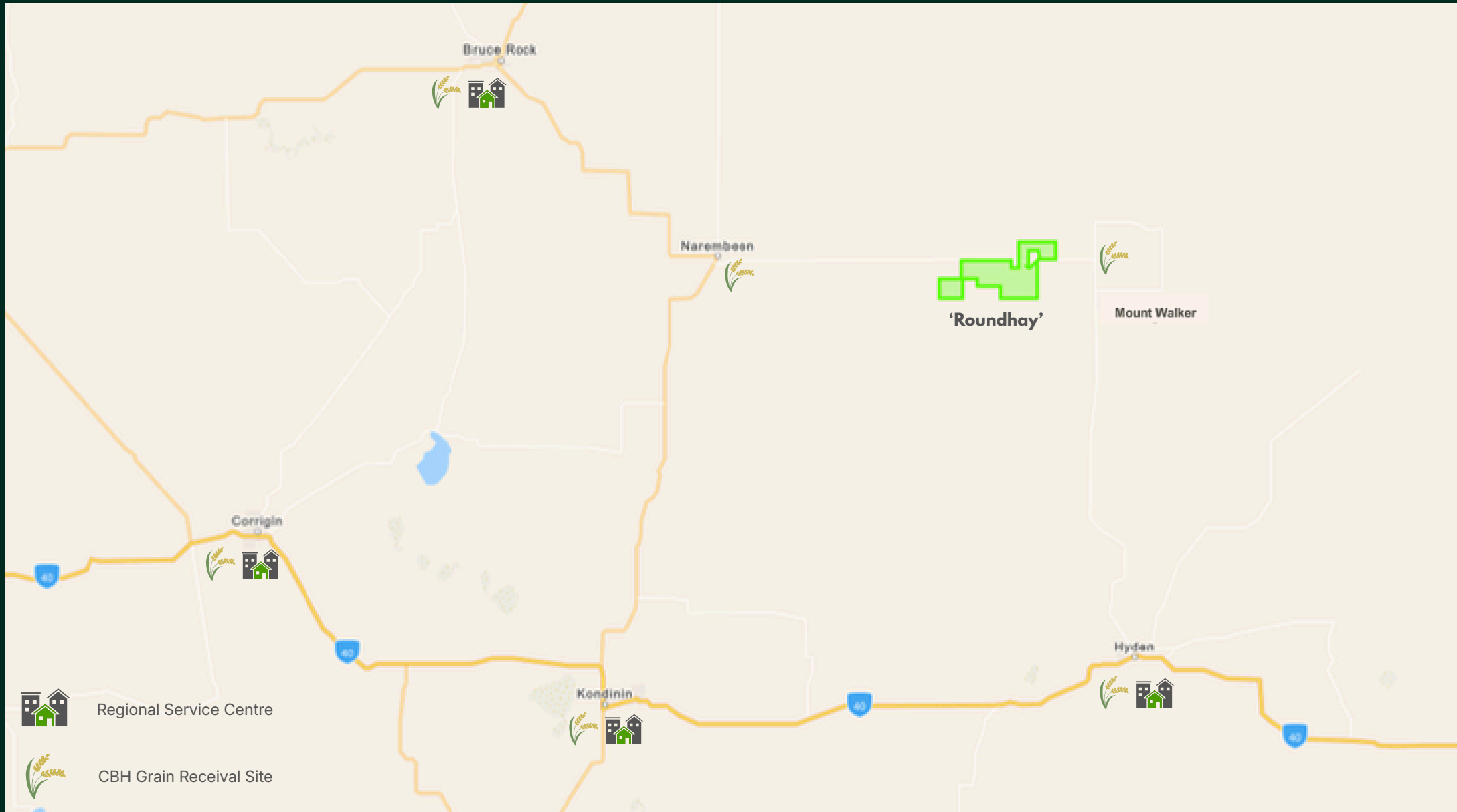
This diverse production program provides excellent flexibility across seasonal conditions.



LOCATION



LOCATION



TITLE INFORMATION

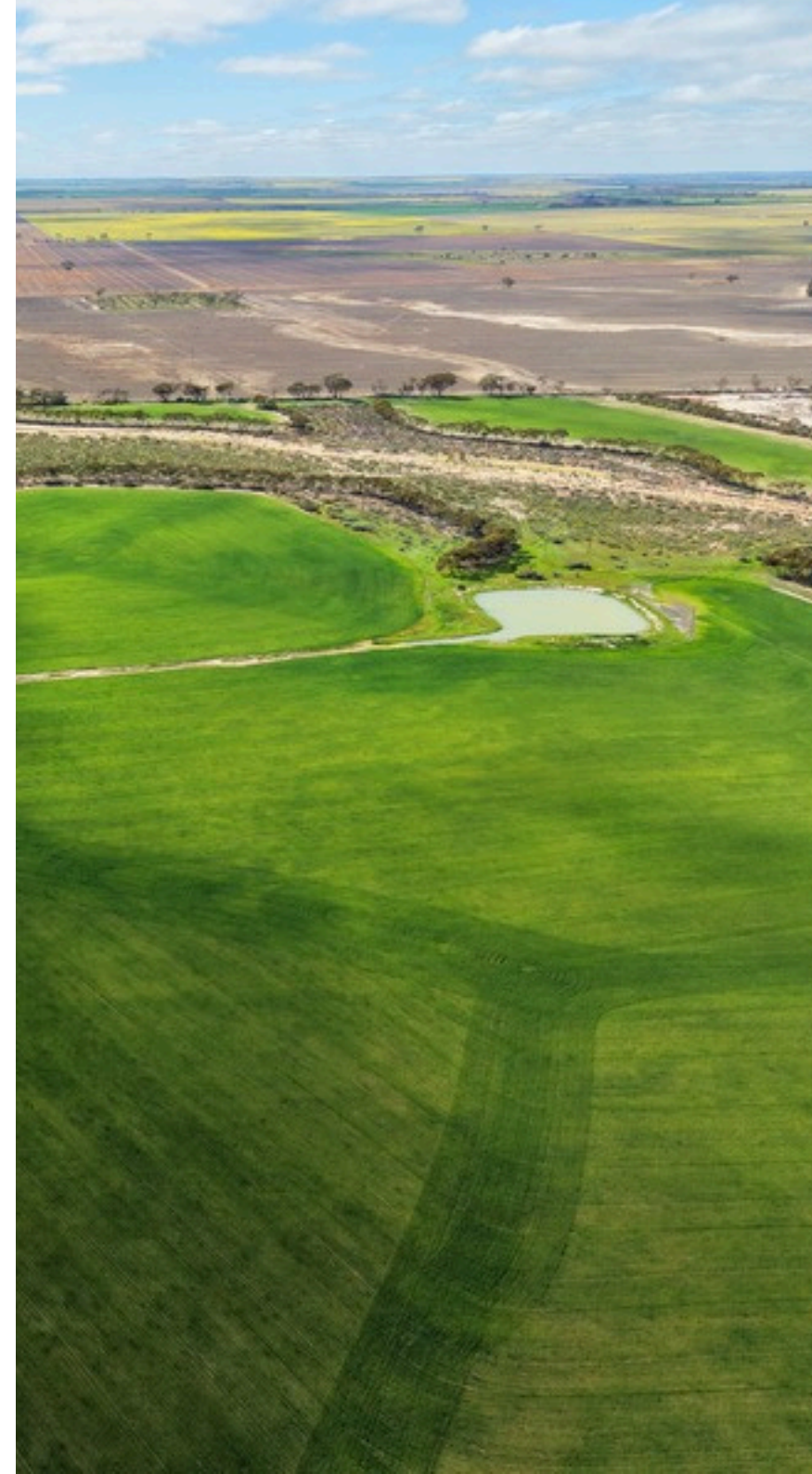
‘Roundhay’

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
212	202053	1714	788	339.1696
215	202053	1714	788	329.7277
248	148721	1714	789	404.9285
269	148967	1714	789	286.7071
728	202053	1714	788	64.7497

Total land area of 1,425.2826 hectares (3,521.9500 acres) across 2 titles, with 1,240.00 hectares (3,064.11 acres) indicated as arable.

Zoning

The above listed titles are all zoned ‘Farming’, as per the Shire of Narembeen Local Planning Scheme No. 2.



TITLE INFORMATION

‘Treloar’s’

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
36	41542	2597	54	336.7566
216	202053	1170	36	403.7877

Total land area of 740.5443 hectares (1,829.9248 acres) across 2 titles, with 596.00 hectares (1,472.75 acres) indicated as arable.

Zoning

The above listed titles are all zoned ‘Farming’, as per the Shire of Narembeen Local Planning Scheme No. 2.



TITLE INFORMATION

‘Menegola’s & Lethlean’s’

LOT	PLAN	VOLUME	FOLIO	AREA (hectares)
280	202053	1170	36	194.3553
800	423413	4033	195	1,318.4402

Total land area of 1,512.7955 hectares (3,738.20 acres) across 2 titles, with 1,386.00 hectares (3,424.88 acres) indicated as arable.

Zoning

The above listed titles are all zoned ‘Farming’, as per the Shire of Narembeen Local Planning Scheme No. 2.

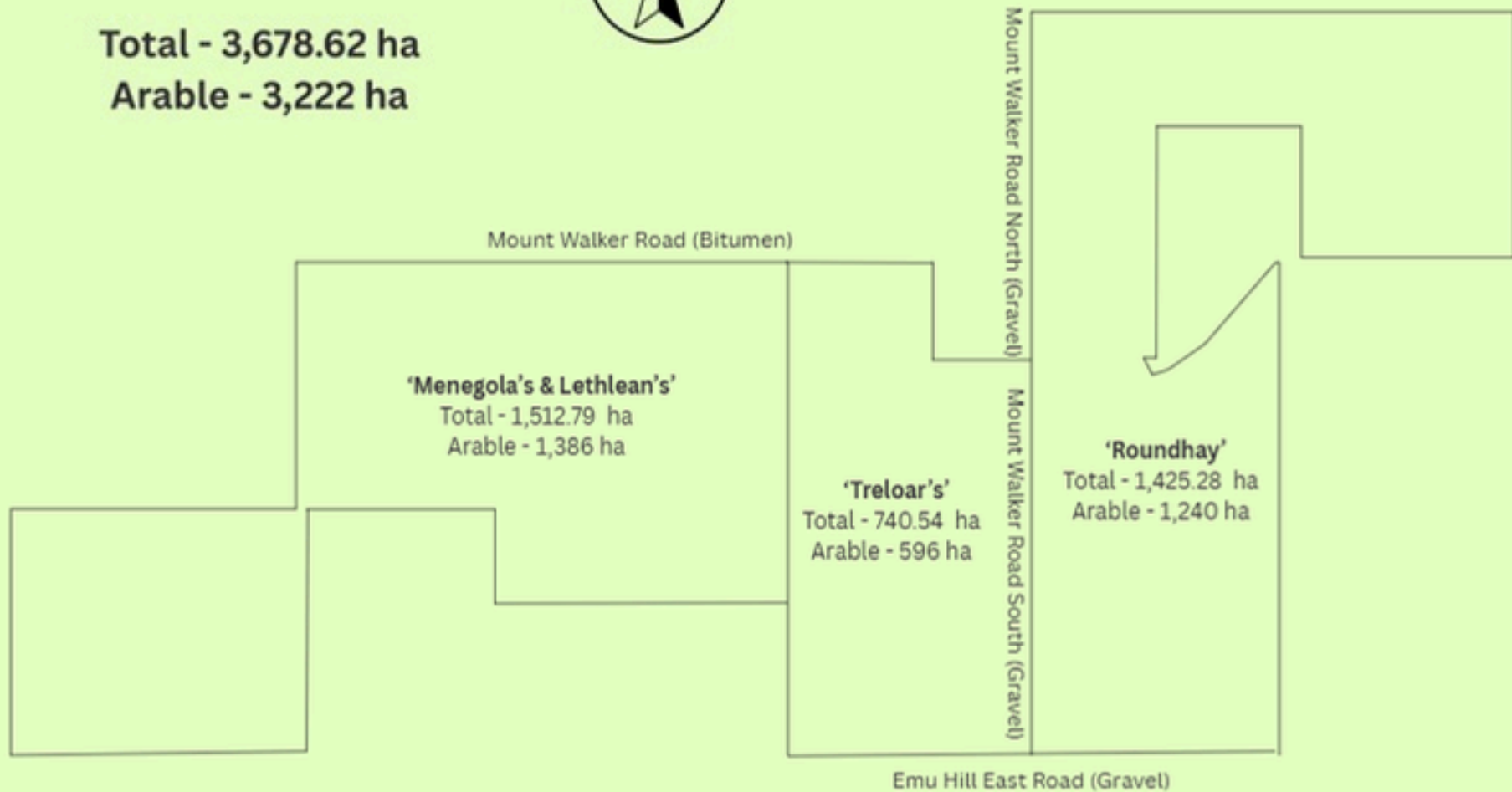


FARM MAP

'Roundhay'
Mount Walker, WA 6369



Total - 3,678.62 ha
Arable - 3,222 ha



WATER

‘Roundhay’ features a secure water source, with a total of twenty-one catchment dams located in strategic locations across the property.

- 10 dams at ‘Roundhay’,
- 4 dams at ‘Treloar’s’, and
- 7 dams at ‘Menegola’s & Lethlean’s’

The holding is further complemented by two solar-powered bores (1 located at ‘Roundhay’ and 1 at ‘Treloar’s’) providing a reliable water supply year round.

On ‘Roundhay’, a 220,000L rainwater tank collects water from the large granite rock to service the house and surrounding yards.



INFRASTRUCTURE

‘Roundhay’

- Fibro 4 x 1 Homestead with Swimming Pool / Garage
- Machinery Shed - 360 m²
- Four-stand raised board Shearing Shed - 330 m²
- Sheep holding yards
- General Purpose Shed - 290 m²
- Fertiliser Shed - 130 m² (capacity for 200 tonne)
- Fertiliser Shed - 50 m² (capacity for 50 tonne)
- Grain Silo Storage - Moylan (7 x grain / 1 x urea)



INFRASTRUCTURE

‘Treloar’s’

- Machinery Shed - 260 m²
- Machinery Shed - 180 m²
- Fibro 3 x 1 Homestead (uninhabitable)
- Polyethylene Holding Tank



INFRASTRUCTURE

‘Menegola’s & Lethlean’s’

- Steel Sheep Yards
- Flexi N 43,000 Litre Tank
- 2 x Polyethylene Holding Tanks





LAND TYPES

Soil Types

Soil types consist of red and grey duplexes, sandy duplexes, loamy gravels and yellow sandy earths.

Timbers

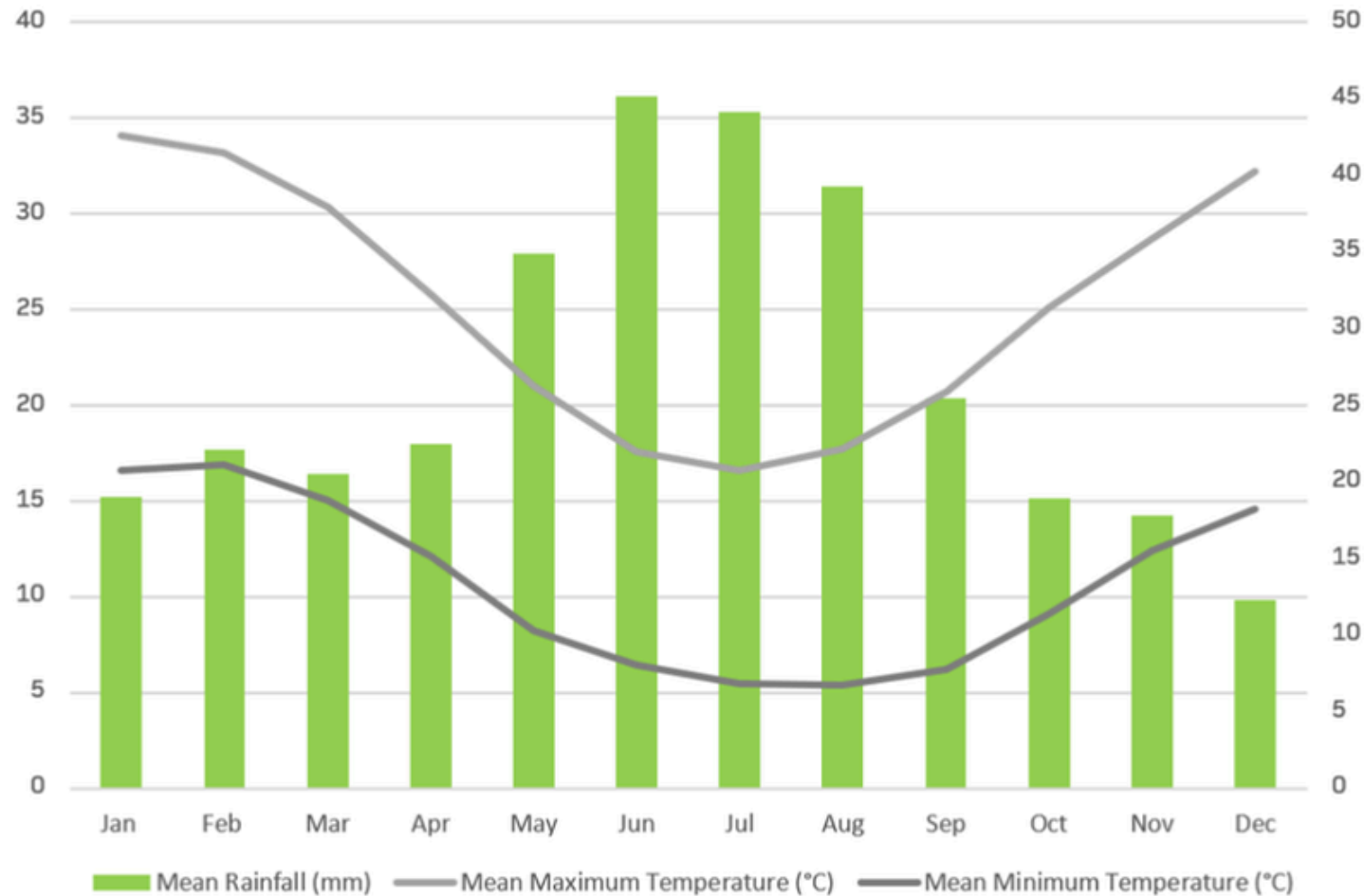
Original timbers include mallee woodlands, salmon gum and gimlet woodlands. The holding also has small portions of mallee and morrel woodlands, saltbush, bluebush and samphire flats.

Topography

Gently undulating with low hills and small salt lake chains. Extensive salt land rehabilitation has been undertaken on multiple sites across the farm.



CLIMATE



The Bureau of Meteorology weather station at Mount Walker has recorded an annual average rainfall of approximately 317 millimetres.

Rainfall in the region is winter-dominant, with the vast majority occurring within the growing season, complementing the cropping operation.

FENCING

‘Roundhay’ is fully secured by various types of high-quality boundary fencing , internally the property is also developed to secure, well maintained fencing infrastructure (predominately *Ringlock* on steel posts), supporting efficient livestock and paddock management.

An internal laneway network enables access for efficient livestock movement on ‘Roundhay’.



FERTILISER

‘Roundhay’ has been supported by a well-established fertiliser program, leading to a proven history of productive cropping. Fertiliser application history has included 120kg* per hectare of *Agras* applied each year along with 30 litres of *Flexi ‘N’*. Nitrogen top up is applied as required each season.



METHOD OF SALE

Online auction closing **11AM (AWST) Thursday 15th October 2026** (if not sold prior).

Proposed settlement: 22nd January 2027, negotiations by mutual agreement.

Available as a whole or in three parcels – ‘Roundhay’, ‘Treloar’s’, and ‘Menegola’s & Lethlean’s’.



For further information and sale conditions, please contact the licensed real estate agent and auctioneer William Morris.

Phone - 0448 415 537

Email - will.morris@nutrien.com.au



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