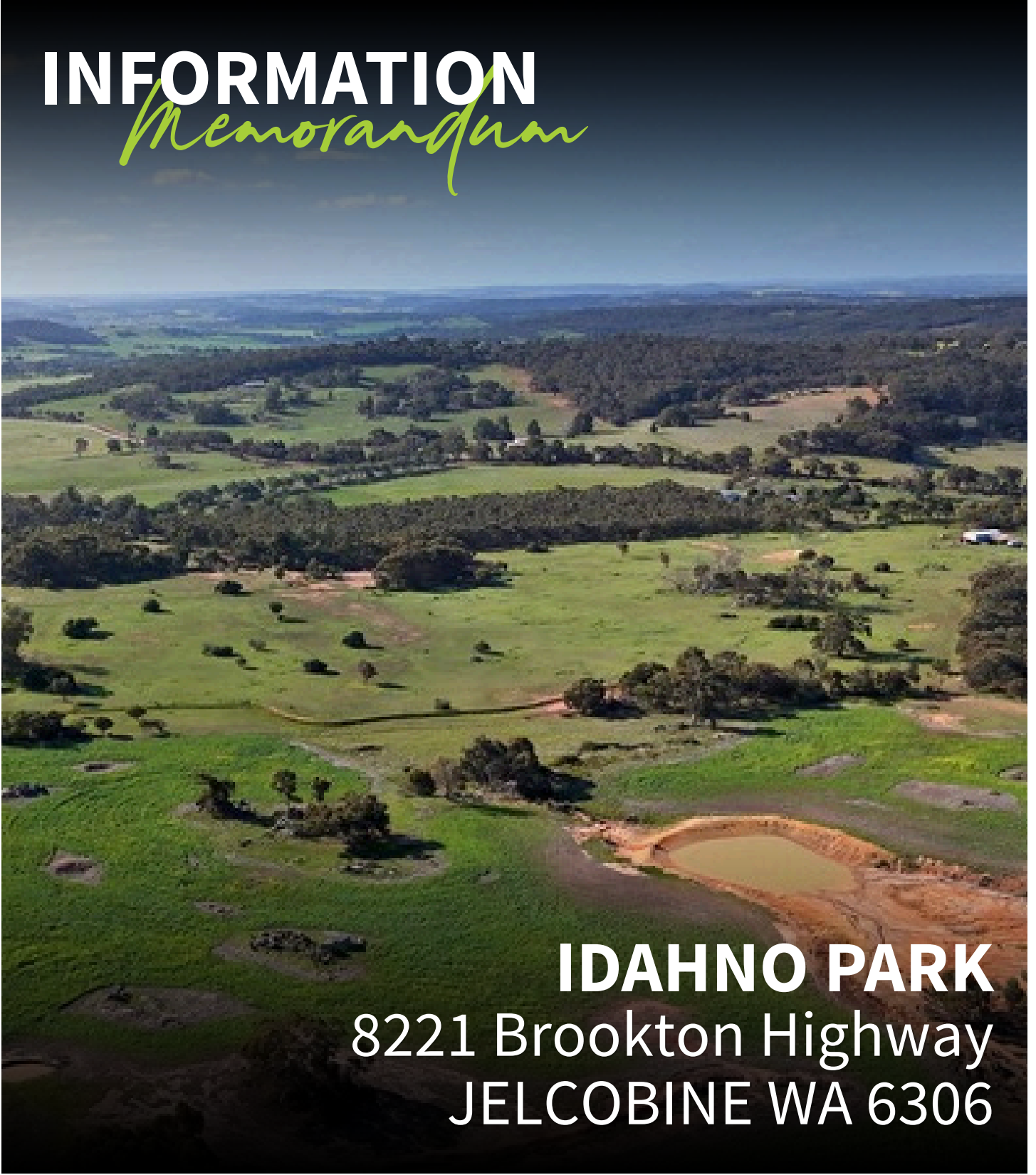


INFORMATION *Memorandum*



IDAHO PARK
8221 Brookton Highway
JELCOBINE WA 6306

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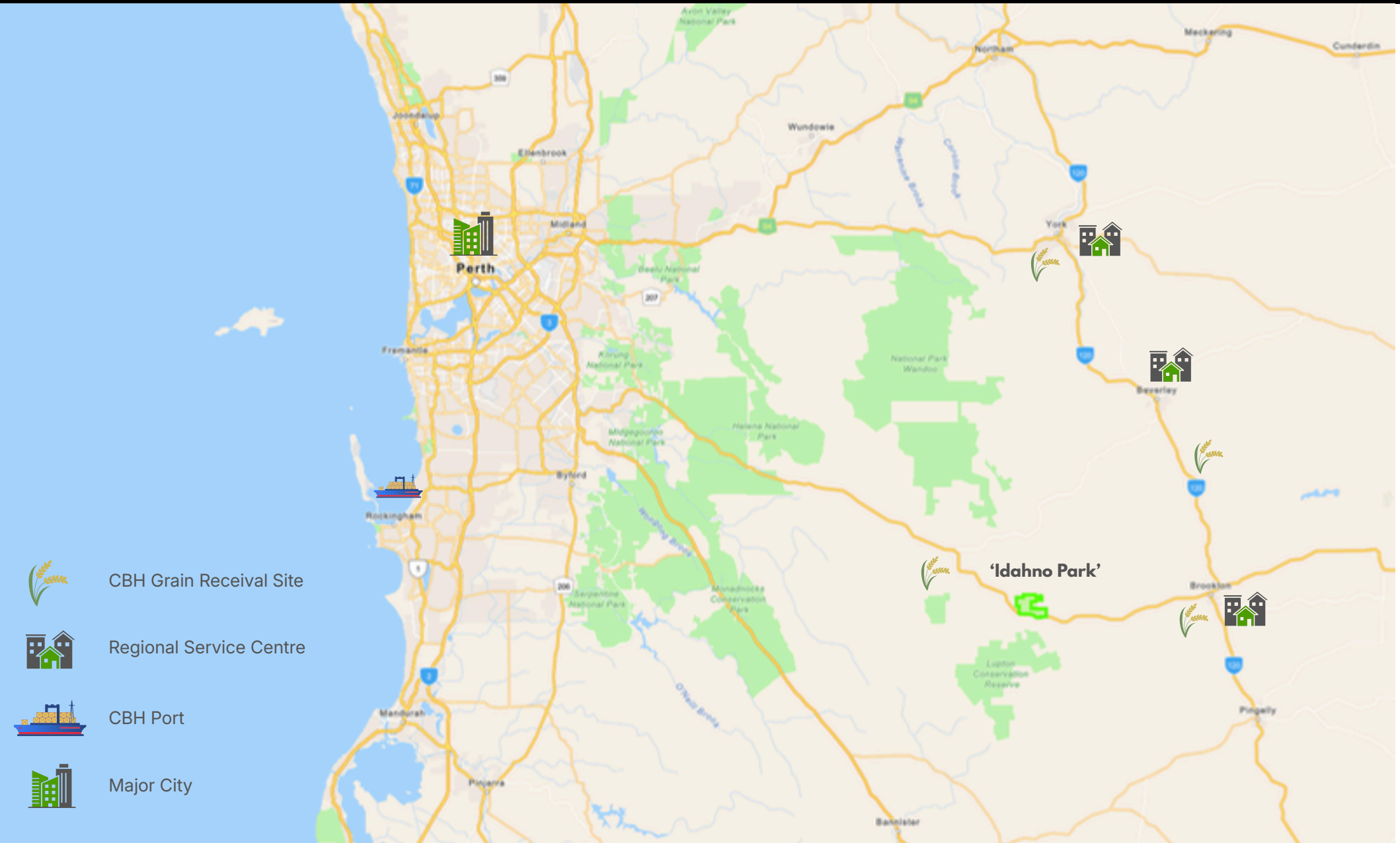
Location

‘Idahno Park’ is located 10km* south-east of Dale, 24km* west of Brookton, 35km* north-west of Pingelly and 90km* south-east of Perth. The property benefits from excellent access to grain receival sites, transport routes, regional service centres and export infrastructure.

*approximately (linear kilometres)



Road frontages to ‘Idahno Park’ include the bitumen sealed Brookton Highway running across the whole southern boundary, the key transport route linking Perth and the southern wheatbelt region. Additionally the formed and gravelled Bartram Road runs through the centre of the holding, plus Williams Road provides access along the eastern boundary.



-  CBH Grain Receival Site
-  Regional Service Centre
-  CBH Port
-  Major City

History

The mixed farming property is situated in the Southern Wheatbelt of Western Australia, a region known for its reliable rainfall, fertile soil types and optimal climate which has supported the highly productive enterprise over many decades. 'Idahno Park' has been owned and operated by the Whittington family since 1958, with significant investment placed into improving soil quality, infrastructure and farm efficiencies across 68 years.



Title Information

LOT	PLAN	VOL	FOLIO	AREA (HA)
7750	121096	1299	701	40.4761
7751	121097	1299	701	41.1186
8198	121088	1894	672	64.7497
23651	146741	1894	665	213.2390
25703	151727	1894	671	39.3228
25774	151972	1245	974	41.1009
28064	208730	1763	609	389.7280
28143	168943	1746	565	102.2059

‘Idahno Park’ comprises a total land area of 931.9410 hectares across eight titles. With 598.10 hectares (1,477.94 acres) indicated as arable.

Zoning

The above listed titles are all zoned ‘Rural’, as per the Shire of Brookton Local Planning Scheme No. 4.

Shire Rates - **\$17,831**



Whittington Property Landuse Report

Status:

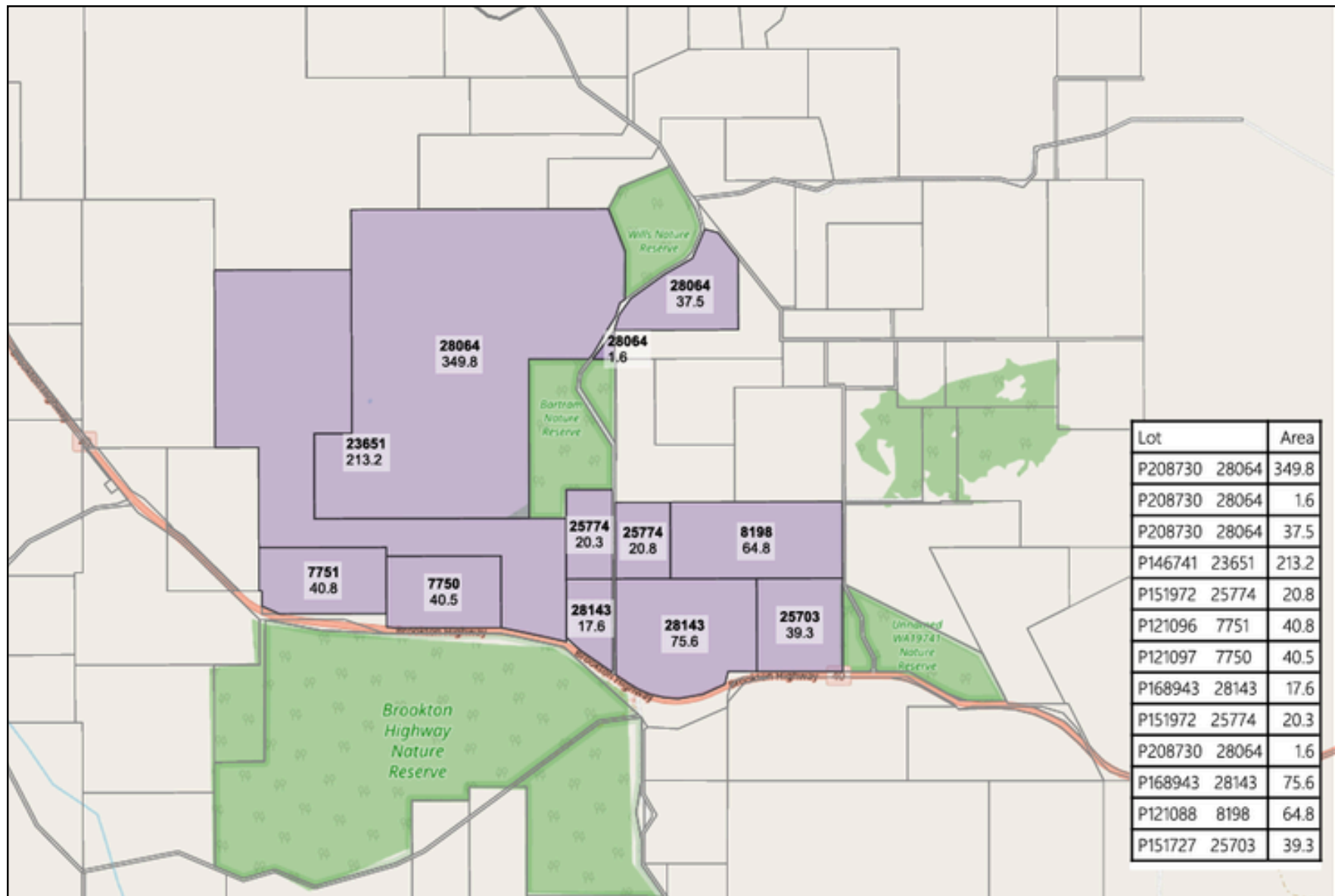
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Farm Map (Rokit)



Landuse Report

LANDUSE	AREA	ACRES	RATIO
Arable	598.1	1,477.94	64.9%
Firebreak	0.8	1.9	0.1%
Arable (Inundated)	8.2	20.4	0.9%
Dam	7.3	18.1	0.8%
Drain	7.3	18	0.8%
Grazing	67.2	166	7.3%
Laneway	10.1	24.9	1.1%
Parkland Grazing	162.4	401.2	17.6%
Powerline	0	0	0%
Quarry	1	2.5	0.1%
Revegetation	5.8	14.4	0.6%
Shed	0.1	0.3	0%
Stockyards	0.2	0.4	0%
Tank/Trough/Windmill	0	0	0%
Waterway/Bush	53.1	131.2	5.8%
Yards	0.2	0.4	0%
TOTAL	921.8	2,277.74	100%

Soil Types

Soil types vary across the holding, mainly consisting of loamy yellow earths, shallow duplexes and pale deep sands.

Timbers

Original timbers include jarrah and marri forest, along with portions of jam, york gum and wandoo woodlands.

Topography

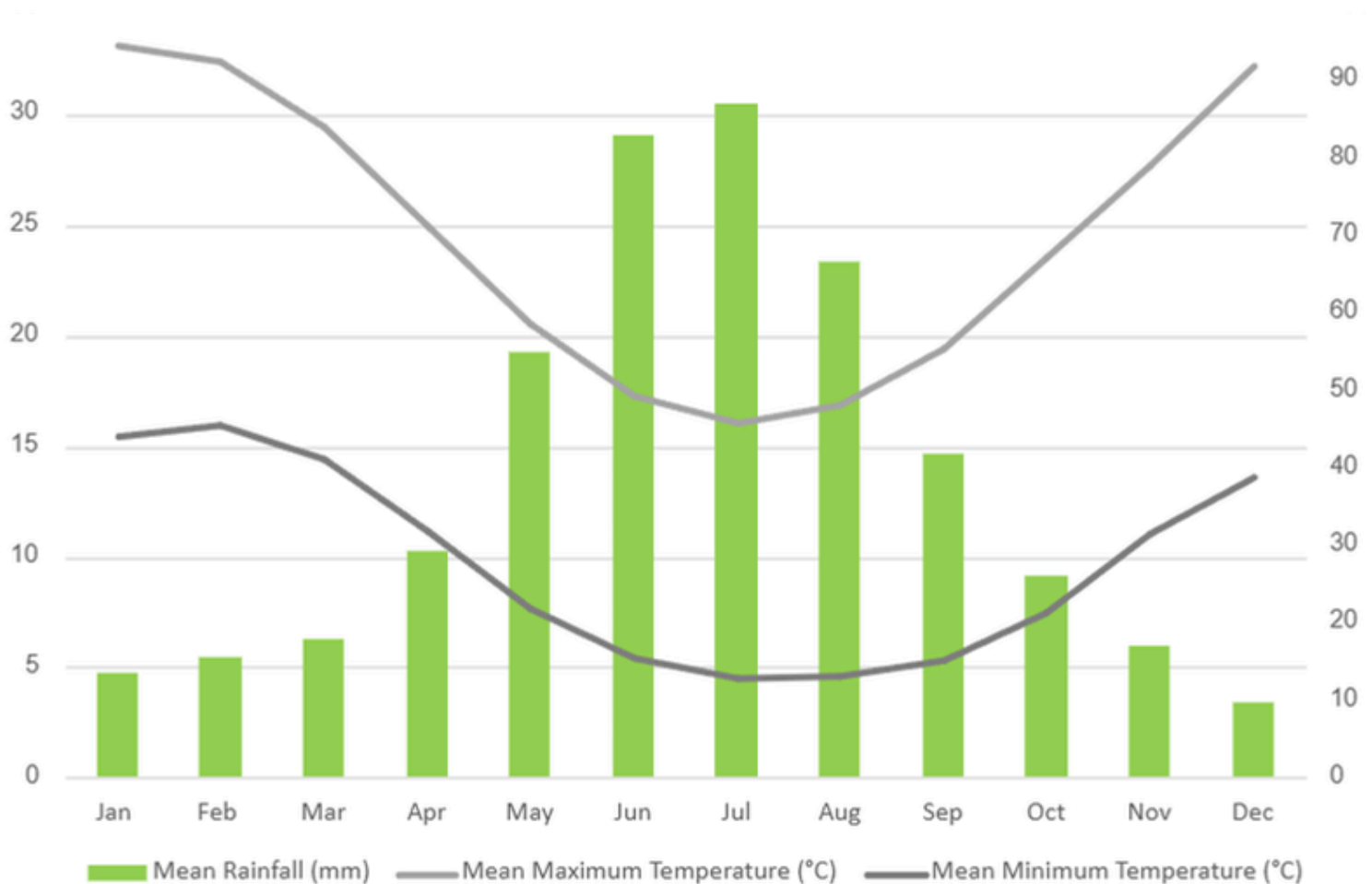
Topography is gently undulating with slopes and breakaways.



Climate

The Bureau of Meteorology weather station at Jalna has recorded an annual average rainfall of approximately 463 millimetres per annum.

The regions reliable rainfall supports strong agricultural productivity, providing reliable water availability year-round.



Water Supply

‘Idahno Park’ features a secure water source, with a total of twenty-six catchment dams located in strategic locations across the property. Additionally, there is a solar powered bore equipped with a modern Lorentz PS2200 pump, supplying up to 9,000 litres of water per day, along with two windmill equipped pumps across the property.



Fencing

‘Idahno Park’ is fully secured by high-quality boundary fencing, internally the property is also developed to varying types of secure, well maintained fencing supporting efficient livestock and property management.



An internal laneway network enables access to the eight paddocks on ‘Idahno Park’, providing for efficient machinery and livestock movement.

Fertiliser History

‘Idahno Park’ has been supported by a well-established fertiliser program, leading to a proven history of productive cropping. Fertiliser application history has included approximately 100kg* per hectare of urea applied to wheat and 180-200kg* per hectare applied to canola. Additionally, 110kg* per hectare of K-Mag is applied to both wheat and canola each year.

*approximately

Farming Infrastructure

- General Purpose Shed - 300m²
- Four-stand raised board Shearing Shed - 280m²
- Steel holding yards (capacity of 1,500 head)
- Machinery Shed - 200m²
- Hay Shed - 140m²
- Fertiliser Shed - 80m² (capacity for 80 tonne of fertiliser)
- Grain Silo Storage - 2 x 42 tonne Bird Silos



Farming Infrastructure



Farming Infrastructure



Sale Information

Online Auction (Openn Negotiation)



Final bidding stage commencing 11am (AWST) Wednesday 30th September 2026.

<https://anz.openn.com/app/l/XgL6>



Inclusions: silos, water tanks & troughs.
Exclusions: shearing heads & wool press.

Early access as per draft contract special conditions.

Deposit: \$500,000 within 7 days of contract.
Proposed Settlement Date 22nd January 2027.

For further information and sale conditions, please contact the exclusive selling agent & auctioneer William Morris.

Phone 0448 415 537

Email will.morris@nutrien.com.au

Disclaimer

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