

LANDMARK POSTCODE

# 6306



Image courtesy of Brookton Shire Council.

Story: Sheryl Allen

**LOCATION:** Brookton  
1.3 hours southeast of Perth

**POPULATION:** 1,000

**INDUSTRIES:** Agriculture

**CLIMATE:** Temperate  
Summer: 15.4°C – 32.9°C  
Winter: 4.6°C – 16.1°C  
Rainfall: 452mm

Brookton is a small Western Australian wheatbelt town, straddling the Great Southern Railway line and the intersection of the Brookton and Great Southern Highways.

Just over an hour's drive from Perth, Brookton is a quaint country settlement that is proudly unremarkable, a place where the pace of life is governed by the needs of its agricultural catchment and the friendly folk who make it their home.

Since John Seabrook first settled the area in 1846, wheat and sheep farming have been the most popular activities. Many of the settlers who joined Seabrook over the next few decades combined sandalwood cutting with farming. It was a time when sandalwood was fetching around £9 a ton as an export commodity to augment dwindling supplies in Asia.

According to Landmark's Tim Bahen, sandalwood has re-emerged as a viable commodity in the last couple of decades. Boosted by strong demand versus supply, prices have

reached record levels in recent years. "There are a few commercial sandalwood plantations operating in the district, particularly heading southwards down towards Pingelly," he said.

Primary production in the region is dominated by sheep, wheat and cattle, with a variety of farm types in operation.

"On the western side of the town, the rural properties tend to be smaller with a mix of lifestyle lots and larger farms," added Landmark's Rob Chittick. "To the east, further away from Perth, you find more substantial broadacre set-ups."

"In general, the property in the district is tightly held with most transactions occurring between neighbouring farms," said Rob. "It's considered a reliable farming locale with good rainfall and good soil types so when a substantially-sized property with the benefit of economies of scale is offered, it certainly creates some interest."

"We don't see a high volume of properties on the open market so it's not easy to gauge exactly how it's performing in relation to historical trends," said Tim.

When the pioneering pastoralists first arrived in this area, it was heavily timbered with native gums, thickets and scrub.

A few kilometres southwest of Brookton is the Boyagin Rock Nature Reserve, where visitors can get a feel for the flora and fauna of the wheatbelt region before it was cleared.

Boyagin Rock is culturally significant to the local indigenous people, who believe if you

walk to the top of the granite outcrop without stopping you will have a long life. It's worth the climb just for the reward of the panoramic views across bushland and the rural landscape.

Every second year in late March, Brookton hosts the Old Time Motor Show. The event transforms the town oval into a bustling showcase of all things transport-related, from horse carriages through to modern vehicles. This year, more than 4,700 visitors attended, many of them camping overnight and enjoying Brookton's hospitality.

There is a tempting range of services available in Brookton. A supermarket, specialty shops, community bank, farm machinery dealers, hotel, shire offices, motel, caravan park, high school and more, all providing opportunity and confidence for the future of this delightful, unassuming town.

#### CONTACT:

Landmark Midvale (08) 9274 6800

Tim Bahen 0419 924 534

Rob Chittick 0429 920 267

#### PROPERTY GUIDE:

**Residential:** median price \$235,000

**Rural:** substantial broadacre properties \$800 – \$1,500 per acre