

LANDMARK POSTCODE

6317



Heart Park, Katanning
Image courtesy of Shire of Katanning

LOCATION: Katanning
3.0 hours southeast of Perth

POPULATION: 4,000

INDUSTRIES: Agriculture, manufacturing,
livestock exchange

CLIMATE: Mediterranean
Summer: 13.6°C – 30.2°C
Winter: 5.4°C – 14.6°C
Rainfall: 478.6mm

Katanning is a charming, quintessential rural community known as the “heart of the Great Southern”. It’s a welcoming regional centre where families love to live, farmers flock to do business and discerning enterprises choose to invest.

Just three hours drive from Perth on the Great Southern Highway, and little more than an hour’s drive from the coastal centres of Bunbury and Albany, Katanning is located centrally to a host of rural settlements including Kojonup, Wagin, Woodanilling, Gnowangerup, Broomehill and Tambellup, along with Nyabing, Pingrup and Dumbleyung to the east.

“It’s a traditional farming community,” says Landmark’s Peter Foley. “There is minimal corporate ownership here; almost all the farm properties are family-owned and extremely tightly-held. Subsequently, we don’t see a lot coming to market but when they do, they tend to set new price benchmarks.”

“The trend is for larger holdings. We’re now seeing commercial properties averaging 3,000

acres upwards and lifestyle properties closer to Katanning of five acres plus.”

“With reliable rainfall and all the services needed to support agricultural ventures, our rural property market seems to be defying the downturn trend.”

Although sheep dominate the economic landscape, mixed farming is a major activity with wheat, barley, oats, canola and other cropping popular.

The falling wool prices have seen a shift in sheep focus from wool to meat, as is the case right across the country.

It’s certainly a beautiful part of the world to make a living and there is a wealth of opportunity.

Katanning’s largest employer is WAMMCO (Western Australian Meat Marketing Co-operative Limited), one of Australia’s leading exporters of lamb meat. Its Katanning processing plant employs 320 people and contributes around \$17 million to the regional economy in wages alone.

WAMMCO’s livestock purchases account for \$55-65 million each year, much of which is transacted at the local saleyards.

The Katanning Saleyards is the largest regional sheep saleyard facility in the state, generating significant activity into the business and farming communities.

According to Peter, “The weekly sheep sales transact 30,000 head of sheep, sometimes up to 40,000 depending on the season and price movements, but well over a million each year. Katanning is energised each sale day with buyers, sellers and watchers drawn from afar.”

While in Katanning, they enjoy the excellent services and facilities including three supermarkets, more than fifty specialty shops, agricultural equipment and supply businesses, and finance, health, education and professional services.

Visitors are spoilt for choice for casual eating or formal dining and accommodation is available to suit every budget price point.

The Katanning Leisure Centre caters to most sporting pursuits and the All Ages Playground, with its oversized slippery slides, is built purely for fun... whether you’re eight or eighty.

Katanning is Western Australia’s second most multicultural town. Each March the main street is devoted to celebrating that diversity during the Katanning Multicultural Festival.

October’s Spring Lamb Festival and monthly Farmers Markets reflect the rural heritage that remains such a strong driver of the economy, the lifestyle and the people of this delightful township.

CONTACT:

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PROPERTY GUIDE:

Residential:
Four bedroom home \$290,000

Rural:
Mixed farming land \$500 – \$1,500 per acre

Lifestyle properties of 5 acres upwards
\$120,000 plus