

**. Woolnorth Road, Woolnorth, Tas 7330**



**Mixed Farming For Sale**

Tuesday, 30 April 2024

**. Woolnorth Road, Woolnorth, Tas 7330**

**Area: 9500 m2**

**Type: Mixed Farming**



Tony Maguire

## Expressions of Interest by 12th June 2024

An opportunity exists for an astute purchaser to be captured in the history of one of Tasmania's most iconic rural properties. The story of the Van Diemen's Land Company dates back to the 1820's, well before a sod of turf was turned on the Yarra River to create Melbourne. "Woolnorth" has some of Tasmania's most spectacular coastline which was described in George Bass's diary while circumnavigating Tasmania as, "The most stupendous works of nature he had witnessed". The property is located in what is affectionately known as the roaring forties, hence the establishment of 2 wind farms and a scientifically data-backed reputation as having the cleanest air in the world. Farm-wise, during the 1960's to 1990's the property at times ran up to 40,000 sheep and had over 2,000 Hereford breeders which were very well regarded, plus cropping poppies, barley and potatoes. In later years, large areas of the property were developed and converted into dairy country, including the eight rotary dairies on offer which have milked up to 8,593 dairy cows. Infrastructure includes: • 30 homes • 8 dairies • 13 stand shearing shed • 2 large cattle yards • Sheep yards • Numerous farm and livestock sheds The property is located in the North West corner of the state and has a temperate climate with a very reliable annual rainfall. Soils vary from sandy loams to clays. The successful purchaser has the opportunity to unlock the considerable potential still to be realised in this significant Tasmanian holding. A formal information memorandum is available upon request.