

100 Deviation Road, Westbury, Tas 7303



Other For Sale

Wednesday, 3 April 2024

100 Deviation Road, Westbury, Tas 7303

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 60 m2

Type: Other



Max Calvert
0478858237



Michael Warren
0458711755

Offers Over \$1.55 Million

"Willow Park Farm" situated just minutes from Westbury, encompasses approximately 60.7 hectares (150 acres) of fertile basalt soils, ideal for grazing and feed production. This farm features a mix of pasture and about 7.5 hectares of native forest, providing shelter for a diverse livestock operation. Suitable for sheep and cattle, the property usually runs 20 Speckled Park Cows + Calves, 130 Highlander ewes with 200+ lambs and depending on the season, an additional 10 steers. Water resources are abundant, with three dams and a reliable well, supplemented by additional water storage, ensuring the property is well-watered and divided into 15 fenced paddocks with stock water, including hay production areas which normally produce 150+ bales of hay and silage per year. Fertiliser has been regularly applied each growing season. The property enjoys an average annual rainfall of approximately 760mm. At the heart of the farm is a renovated three bedroom home with panoramic views of the Meander Valley and the Western Tiers. The home offers an open plan living area with efficient wood heating, bedrooms with walk-in robes and 1.5 bathrooms. A variety of outbuildings supports the farm's operations, including a machinery shed, workshop, hay barn and specialised sheds for storage and livestock needs. Located 25 minutes from Launceston and the Airport, "Willow Park Farm" represents a prime opportunity for those seeking a productive and manageable agricultural venture in Northern Tasmania. The potential for purchasing machinery, equipment and livestock separately adds to the appeal of this comprehensive farming property.