

**1339 Kindred Road, Kindred, Tas 7310**



**Sold Mixed Farming**

Friday, 25 August 2023

1339 Kindred Road, Kindred, Tas 7310

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 22 m2**

**Type: Mixed Farming**



Tony Maguire

## Contact agent

Basalt Soils, Water, 15 mins to Ulverstone & Beaches, 30 mins Devonport Airport. A wonderful holding of 56 acres of prime north facing land, with highly productive clovered pastures and a balance of elevated rises running into summer active river flats. The Farm • Well drained red Basalt soils • A regular fertiliser program according to agronomist recommendations in place • Large dam supplied from the Claytons Rivulet, 1 spring fed dam, 2 extra dams. • Water from Claytons Rivulet supplies paddock troughs plus pumped for house top up in summer if necessary - 40,000 litres of tank rain water storage • Generous complement of enclosed farm sheds including an excellent, large workshop shed with concrete floor. • Good cattle yards including crush, race and loading ramp. • 50 megalitre water/irrigation licence including uptake from various tributaries • Overall, fencing is good with several small holding paddocks • Currently running breeding ewes and a fat lamb production enterprise, boasting top prices in the sale yards. This property has previously run Simmental and Poll Hereford cattle • Imminently suited to horticultural pursuits with Potatoes, Brassicas e.g. cauliflower, broccoli etc being cropped • The acreage is cleared with some lines of shade trees plus a pine windbreak for house and yards. Small stands of timber ready now for harvesting. The Home • A most comfortable brick veneer and tile home of 3 bedrooms, two bathrooms, presenting scope for renovation to create your own idyllic retreat. • 36 north facing Solar panels recently installed • There are 2 single garden room Cabin units which have been used for seasonal worker accommodation. Scope to convert these to a self contained unit. Summary A truly special property that you will not want to miss which is surrounded by a quality farming neighbourhood! This property is available for private viewing and for an inspection please contact: Tony Maguire on 0417 101 392