

**145 Fernleigh Road, Caveside, Tas 7304**

**Sold Dairy**

Monday, 14 August 2023

145 Fernleigh Road, Caveside, Tas 7304

Area: 162 m2

Type: Dairy



Mark Ranicar

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## Contact agent

"Watery Plains is a well-balanced property comprising some 162.25 hectares. The property has historically operated as a highly productive dairy farm with extensive and high-quality infrastructure. Situated at the foot of the Western Tiers in the thriving dairy region of the Meander Valley this north facing property features extensive infrastructure including multiple sheds, barns, workshop, air strip, aircraft hangar, and fully automated 44 rotary dairy. It also features internal gravel roads, electric fencing, large concrete water troughs in every paddock, and multiple shelter belts throughout. Two comfortable homes are featured which include established gardens and stunning rural views. The main residence is three bed and two bath while the other is three bed and one bath. Both feature a large rumpus or additional bedroom area. The property is well watered from 2 large dams and run off from the surrounding mountains. The total dam storage is 269 ML while surety 5 & 6 water rights total 402 ML. The large water troughs featured across the property are filled via 2-inch pipes that are gravity fed from the mountain. Permanent pasture is irrigated on the property via a 5-span pivot with end gun and lateral sprinklers located on the western side of the property. Two pump houses are located on the property featuring two pumps (18.5 Kw & 45 Kw) which service the pivot and laterals. This is a rare opportunity to acquire a fully functioning dairy operation with the ability to also grow crops and fatten beef.