

160 Sand Marsh Road, Woodsdale, Tas 7120



Other For Sale

Wednesday, 20 March 2024

160 Sand Marsh Road, Woodsdale, Tas 7120

Area: 101 m2

Type: Other



Nick Hay

Offers Invited.

For the buyer seeking the recreational bush block or investment opportunity into an ex-plantation forestry holding; options are plenty at 160 Sand Marsh Road, Woodsdale. Within commuting distance of Buckland, popular East Coast of Orford or the Hobart CBD, this property is offered to market with two options. Option one: Title Reference: 240203/1: Interest from \$400,000. Surrounded by state forest, the 80.95 ha (200 acre) title was selectively logged in the 1970s and clear felled in 2003/2004 for a eucalyptus nitens plantation. The plantation was harvested in 2020/2021. A black gum reserve is set within the middle of holding with a habitat reserve in the south-eastern corner of the block. Access tracks are formed throughout this title with potential for pasture revegetation for stock or establish into plantation. Option Two: Title Reference: 118556/1: Interest in the Low to Mid \$200,000 Range. The 50 acres holding offers approximately 7.5ha of Tasmanian eucalyptus nitens plantation with the remaining 12.75 ha native Tasmanian bushland of species traditionally found on the Tasmanian East Coast. These include Eucalyptus such as Peppermint, White Gum, White-Top and Swamp-Gum with a bracken fern under-storey. A water course known as Cat Gut Gully flows through the north-eastern corner of the holding. The property offers a grey-brown sandy loam base with an average rainfall of 516mm annually. Both titles can be purchased individually or upon the same transaction. Area: Settled in 1875, Woodsdale was named by the then inspector of roads Mr. N.A. Woods, who laid out the road from Whitefoord to Buckland. Free settlers in the 1860s to 1890's took-up land grants in the area and transformed the area into the one of the best mixed farming areas in the Oatlands district. Similar activities are maintained to this present day in the district with beef, lamb and forestry as the main agricultural pursuits. Australia Post collection is available at nearby Buckland. This property is 15-minute drive to Buckland, 30-minute drive to the East Coast holiday township of Orford and a little over one hour to the Hobart CBD (via Tasman Highway). 160 Sand Marsh Road, Woodsdale offers plenty of options from revegetation to pasture to recreational bush block purposes. Note: The vendor is open to selling additional titles under the address of 160 Sand Marsh Road Woodsdale. Facts: Land Size and Title Reference: Vol 118556/1: 20.23 ha (50 acres) Vol 2402203/1: 80.95 ha (200 acres) Zoning: Rural. Council: Southern Midlands Council. Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.