

**192 Tin Pot Marsh Road, Woodsdale, Tas 7120**



**Mixed Farming For Sale**

Tuesday, 23 April 2024

192 Tin Pot Marsh Road, Woodsdale, Tas 7120

Area: 220 m2

Type: Mixed Farming



Scott Howard

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## Expressions of Interest

The opportunity now exists to secure an excellent agricultural property spanning 220 ha in the south east of Tasmania. The property has been utilised most recently as a commercial hardwood block but has now been approximately 80% harvested. As you will see from the photos some stumps have been removed and others remain. As you will also see from the photos there are many dams of varying sizes scattered throughout the block and plenty of potential for more. There would also be a suitable location for a pivot irrigator up to 350mt in length. The property is currently being used for sheep and cattle grazing but with potential to replant and take advantage of carbon credits or any other agricultural pursuit you wish to undertake. There are some excellent sites for building a homestead and more sheds with some great rural views from nearly everywhere. Other options for this property could be Agri tourism, cropping, horticulture, equestrian pursuits, boutique rural business or simply an idyllic lifestyle change. The iconic East Coast of Tasmania with its spectacular beaches and coastline is a mere 30 mins away as is the major centre of Sorell and then Hobart Airport close to that. Hobart is an easy 1 hour commute. The options and opportunities for this property are numerous, its location making any venture attractive and convenient. We look forward to your enquiry for further information and/or inspection. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. Distances and time frames are approximate only.