

**230 Clear View Road, Crabtree, Tas 7109**



**Cropping For Sale**

Thursday, 14 March 2024

230 Clear View Road, Crabtree, Tas 7109

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 24 m2**

**Type: Cropping**



Nick Bond  
0362640000



Nikita Andrews  
0409421481

## Expressions of Interest

Positioned in a magnificent elevated position at the end of a quiet no through road, just 30 minutes from Hobart is this picturesque farm comprising 24 hectares of land, a 600m<sup>2</sup> colorbond shed with living quarters, extensive water sources, an established cherry orchard and much more. The established cherry orchard with 5.5 hectares of netted orchard area features varieties that include, Lapin, Simone, Sweet Heart, Kordia, Sweet Georgia and more, surrounded by vermin proof fencing. Water is supplied by a water bore, piped spring water from the adjacent forest reserve with a water license in place, 3 large dams, and a bank of 7 elevated gravity fed 5000 gallon water tanks. The land slopes predominantly to the South East, with a combination of slopes from the North, East through to the South. The paddocks are established to run cattle, and the views of the valley are amazing from Lower Longley to Waterloo offering many potential home sites if you wish to permanently establish yourself at Groview. The existing cherry orchard business currently has been selling to the Sydney, Melbourne and Brisbane market domestically with the Groview brand, and the owners have not explored the more lucrative export market leaving potential for growth within the existing operation. The netted orchard features sections with rain covers which were some of the first in Tasmania that were an innovation at the time, however, a new purchaser may wish to consider an upgrade to the netting and rain covers across both blocks which could add a significant increase in the volume and value of the fruit per kilo each season. The property comes complete and almost walk-in walk out, with everything on site so that you can continue running the business with all of the required machinery and infrastructure, making a handover simple, ready to pick this season. There are two cool rooms inside the shed, both with storage platforms, constructed above the sorting and grading equipment machinery, including a ute, fork lift, trailers, caravan, and a tractor with many implements to Kawasaki mules, all sorting and grading equipment, many cartons, pallets and much more that can be viewed upon inspection. The top paddocks have the beautiful aspect over the Valley and sit just behind the cherry blocks giving you the potential to build a home where you can take in the stunning views and have a nice separation from the orchard. The balance of the land excluding the orchard is approximately 50% pasture and 50% bushland. With the elevation being higher than most cherry orchards in Southern Tasmania, adding Groview to your existing portfolio may give an existing business an extra length to their season and the potential for small fruit, including blueberries with the existing infrastructure elevation, drainage and aspect could be ideal for diversification. With so much established, infrastructure onsite and so many possible uses whether you are an agricultural or lifestyle buyer this picturesque property is a must to inspect. Expressions of interest closing 13th April 2024 Rates \$2,400 approx pa