

241 Williams Road, Royal George, Tas 7213

Residential Land For Sale

Wednesday, 17 January 2024



241 Williams Road, Royal George, Tas 7213

Area: 135 m2

Type: Residential Land



Nick Hay
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Jeff Carins
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Expression of Interest over \$750,000

'Wattle Grove Farm' is offered for sale by Expression of Interest with expected interest over \$750,000. All offers are to be presented to the listing agents by 12pm on Friday 1st March 2024. The Vendor reserves the right to accept offers prior to the closing date. 'Wattle Grove Farm' is a grazing holding with instant income and potential for fine wool production or to augment an existing holding. Situated in the St Paul's Valley on Tasmania's Eastern Tiers this 135 Ha (334 acre) property offers 76 Ha of potential grazing land and 59 Ha of native forest. The 76 Ha of grazing land is currently made up of 26 Ha of existing pasture with farm buildings, and 50 Ha of 17 year old plantation eucalypt. A contractor is available to complete the harvest if the purchaser wishes. Converting the plantation area to pasture would give the purchaser 76 Ha of undulating grazing land ideal for fine wool production or another grazing activity. In 2004 'Wattle Grove Farm' won a Zegna Wool Trophy for its fine Merino wool. A purchaser could restore 'Wattle Grove Farm' and enjoy the experience of ownership in one of Tasmania's leading localities for fine Merino wool production. Existing farm buildings include a house and outbuildings which are derelict but could be replaced. There is also a shearing shed which is in better condition and could be replaced or repaired if a purchaser wanted to retain the old-world charm of hand-split lining boards and shingles. The property boasts ample water with a good-sized dam fed by ground seepage which has been well-stocked at all times during the Vendor's ownership. The attractive Stable Creek winds its way past the farm buildings and runs most of the year except after lengthy dry spells. Black Peppermint dominates the 59 Ha of native forest, including 37 Ha which is under a covenant - this also contains important areas of Brooker's Gum forest. 'Wattle Grove' is a 90 minute drive to Launceston CBD and 15 minutes to Avoca as the closest township for service station and/or general food supplies. For further information on this holding feel free to contact the listing agents at Howell Property Group.

FACTS
Land size: 135 Ha (334 acres)
Water: Dam and seasonal creek
Annual mean rainfall (closest station - Lewis Hill) @ 629mm
Council area: Northern Midlands
Areas are approximate.

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.