

**509 Oaks Road, Carrick, Tas 7291**

**Cropping For Sale**

Monday, 18 March 2024

509 Oaks Road, Carrick, Tas 7291

Area: 116 m2

Type: Cropping



Tony Maguire

## Expressions of Interest

Embark on a journey of agricultural prosperity with this exceptional 287 acre (approx.) estate nestled within the vibrant farming community of Carrick. This is not just a property; it's an unparalleled opportunity to cultivate your dreams amidst the splendor of Tasmania's countryside. A prime location situated in the heart of the Carrick/Oaks area, this estate offers unparalleled access to the region's farming resources and amenities. Its proximity to the prestigious Agfest site further enhances its desirability, making it a coveted asset for any discerning landowner. Just 2 minutes off the Bass Highway, with easy access off the Oaks Road ramp, convenience meets tranquility on this extraordinary property. Irrigation spanning approx. 88 hectares (217 acres), this property is located in an area which is a haven for livestock, cropping and the burgeoning berry farming industry. 3 state-of-the-art pivots irrigate the fertile land, ensuring premium quality yields year-round. Specifically re-developed over the past 7 years, laneways service all paddocks, while water troughs and fencing ensure optimal efficiency and productivity. Water security is paramount, with access to an extensive water supply from the Tasmanian Irrigation Whitemore/Cressy/Longford schemes (268ML). This is complemented by 167ML of surety 5 and 6 water from the Liffey River and a dam with a capacity of approximately 45ML, providing a robust foundation for agricultural success. The property features a well-appointed 3 bedroom residence, 2 spacious machinery sheds, fully-equipped stockyards and a charming old dairy. Currently utilised for dairy support and silage production, the versatile infrastructure opens doors to a myriad of agricultural pursuits. A 6 span pivot that's 3-years old and 3 and 5 span pivots that are 12 months old, all operable remotely, ensure efficient and modern farming practices. The property is specifically set up as a dairy replacement rearing property and supports an off farm 450 cow dairy, cutting over 2,000 bales of silage and 500 bales of hay annually, in addition to wintering the dairy herd. The neighboring property, consisting of approx. 176 acres/71 hectares with pivot irrigation and underground mains to hydrants, would be available to lease through negotiation with the Owner, offering the potential for expansion and increased productivity. Your rural paradise awaits, don't let this extraordinary opportunity slip away. Seize the chance to secure your slice of rural paradise and embark on a journey of farming excellence.