

749 Rotherwood Road, Lower Marshes, Tas 7030

AWN

Livestock For Sale

Saturday, 18 May 2024

749 Rotherwood Road, Lower Marshes, Tas 7030

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2880 m2

Type: Livestock



Cade Ebdon
0409908118



Brett Neilson
0418626503

Expression of Interest - Closes June 21st

For sale by Expressions of interest closing 21st June if not sold prior Located in the Central Highlands of Tasmania within one hour of Hobart. "Rotherwood" has proven to be a well rounded breeding property of grass fed lamb and beef as well as a producer of fine merino wool The property consists of 2880 hectares that is broken up as follows: * Open grazing land. 1350 hectares, * Bush runs for grazing 500 hectares, * hardwood plantation. 110 hectares. * Softwood plantation, 12.5 hectares. * Native forest, 800 hectares The property has a strong history for sheep production with the current livestock enterprise running approximately 7000 DSE. being 2900 breeding ewes, 1200 Wethers, 3500 Merino Hogget ewes, 900 Merino Hogget Wethers and 760 first cross lambs. The property has a real upside in its carrying capacity with further pasture and fertility improvements. Native Forestry. 120 hectare native white gum Bush currently being selectively harvested under a forest practice plan over the next two to 3 years 800 hectare forest under private timber reserve due for selective harvesting in five years. 110 hectare hardwood plantation ready to harvest with the forest practices plan approved, contractors engaged and ready for market to open up. 12.5 hectare mature pine plantation under joint venture, ready for harvest. Other infrastructure includes: * Five stand two level shearing shed 38 x 16m able to accommodate up to 1000 sheep under cover, * Steel sheep yards, * Proway bulk handler, * Prattley sheep scales and three way draft. * Peak Handler as new * Large concrete footbath * Modern sheep dip * Shearers quarters * Cattle yards with new race and crush with scales 8 Meg dam with solar pump that feeds 2 x 150,000 pioneer tanks. Water is then gravity fed to the stock troughs that are in most paddocks. Excellent reliable bore provides water for the house and surrounds, tank and house dam as well as providing stock water to the front paddocks The main bedroom homestead is expansive and consists of 5 bedrooms, 2 office/studies and multiple living areas. Surrounding the house is a large established garden with magnificent mature tree's. For those who want to live in a more sustainable way the garden also includes a glass house and covered orchard of approximately 10 different fruit varieties. The Garden yard area is watered by a automated system. A Modern three bedroom cottage is a few hundred meters away from the main house and is currently tenanted. This is a property of many opportunities. It is a large scale property of a sustainable size with a long history of production. Huge potential for carbon projects in forestry and soil. Large scale property very suitable to those looking for a going concern. Livestock machinery and equipment available for walk in walkout transition. DAS observations. Primary soil type - chromosols. - sandy loam Primary usage - grazing modified pastures. Average annual rainfall- 622 millimetres. Potential carrying capacity 10,800 DSE. or 1353 AE