

**785 Elphinstone Road, Cressy, Tas 7302**



**Mixed Farming For Sale**

Friday, 14 June 2024

785 Elphinstone Road, Cressy, Tas 7302

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 16**

**Area: 76 m2**

**Type: Mixed Farming**



Nick Hay  
0363108320



Jeff Carins  
0363108320

## Expressions Of Interest

76 hectares or approx. 188 acres of perfectly presented grazing land with potential for cropping or intensive agriculture. The home is well presented and offers four bedrooms, two bathrooms, separate lounge, kitchen and family room and a large rumpus room. Apart from the large carport attached to the house, the property is well supplied with several large sheds, including workshop, machinery shed, vehicle storage and a number of usable smaller sheds. There is a good set of steel stockyards with loading ramp with all-weather access. The property is north facing, divided into 12 well fenced paddocks all with water supplied from either on-site dams or via troughs with water being pumped from a larger dam in the southeast of the property. With Murphy's Creek running inside the western boundary and providing a strong winter flow, there is the potential to build a sizeable dam to possible use for irrigation. The property is currently running breeding ewes and fattening lambs but lends itself to numerous possibilities, definitely a property worthy of your consideration! For sale by expressions of interest, closing 5pm, 16/7/2024 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. Prospective clients are advised to carry out their own investigations.