

Address available on request, Oldina, Tas 7325

AWN

Mixed Farming For Sale

Thursday, 16 November 2023

Address available on request, Oldina, Tas 7325

Bedrooms: 4

Bathrooms: 2

Type: Mixed Farming



Brett Neilson
0418626503

Expression of Interest - Close Dec 14th at 5pm

AWN Livestock and property is proud to offer this "Oldina" Aggregation for genuine sale. The volcanic soils and basalt lands of north-west Tasmania's form its most prized agricultural soils: Deep, reddish brown, well structured (red Ferrosols) which are common to this immediate area but rare for most of Australia. Rolling hills and lush pastures. Deep, fertile soils team up with reliable rainfall to make the perfect recipe for agriculture. The area is ideal for meat, vegetables, fruit and dairy production. Not often does an aggregation of properties like this become available for sale in such a prime area. It is 3 separate properties in very close working proximity to one another and currently run as one. BUY ONE OR BUY ALL THREE this is a rare opportunity. The aggregation is currently running 500 Angus breeders and replacements. Together it is approx. 399ha or 986 acres. The average rainfall is approx. 1352mm (nearest official weather station 5km away) Three water licenses total 185.5ML from a combination of stored water and Bores 1353 OLDINA ROAD OLDINA This approximately 183HA or 452 acre farm of undulating red basalt soils have a coastal aspect and would be ideally suitable to most farming pursuits including vegetable, dairy or beef production. Infrastructure includes the following: Renovated 4 bedroom home and 2 bedroom cottage New 24m x 15m colorbond shed with concrete floor and power. New steel cattle yards able to hale 250 head. Functional laneways and 38 well fenced paddocks with many paddocks enjoying a sought after, sheltered and warmer easterly aspect. Water is from 3 dams and 2 bores which supply the troughs in most paddocks. There is a large dam with a 26 meg water license with the opportunity to increase the entitlement if required. 18 unit dairy and numerous barns and outbuildings. A recent focus on fence maintenance, pasture management and weed eradication have resulted in a clean and productive farm 381 LOWRIES ROAD OLDINA This 116HA or 286 acre ex dairy farm, is once again undulating red basalt country that would be very suited to meat, dairy or vegetable growing. 32 well laid out paddocks with good fencing improved pastures and functional laneways. The dairy is still equipped with an older 18 unit swing over herringbone with twin vats, 50 tonne silo and feed system. It would require maintenance and updating before returning to dairy production. A recent modern set of steel cattle yards have been built to improve the stock handling capability and capacity. Water is a feature of this property with a 120 ML water license for 3 surveyed dams and a bore producing 8,000 to 10,000 gallons per hour. The largest dam/lake is a bit of paradise... crystal clear water with plentiful trout and platypus. The house on this property is a three-bedroom brick veneer home that sits on an elevated site with views over the Lake. 1631 CALDER ROAD CALDER This versatile 246 acre farm of quality free draining red basalt soils, would be suited for cropping, beef, dairy or vegetable production. The 3 bedroom home has been fully renovated and is like a new home. There is a central laneway running throughout the property and central steel cattle yards in place to service the 13 paddocks currently sown to pasture. Water is supplied from dams on the property with a 41.5ML water access license. 4 dams with irrigation and permanent creek, a good supply for irrigation with a 65 h p 3 phase irrigation pump. There are 700 meters of 4" irrigation mains with 17 K lines. All properties are within 15 minutes of the vibrant, bustling township of Wynyard and its airport. THE VENDORS ARE COMMITTED ELSEWHERE SO ALL REASONABLE OFFERS WILL BE CONSIDERED.