

Lot 2 Rowleys Hill Rd, Karoola, Tas 7267

Cropping For Sale

Monday, 3 June 2024

Lot 2 Rowleys Hill Rd, Karoola, Tas 7267

Area: 38 m2

Type: Cropping



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Expressions of Interest by 27th June 2024

Welcome to an exceptional opportunity in the picturesque region of Karoola, Tasmania. This 95.5 acre farm, available in its entirety or as two adjoining titles, offers an unparalleled rural lifestyle with its fertile sandy loam soils and gently undulating and predominantly north-facing pastures. Key Features:

- 95.5 acres over two titles, providing flexibility to purchase either one title or the whole farm
- Titles are 49.5 acres and 46 acres
- Sandy loam soils and fertile pastures, ideal for grazing and hay/silage production
- Currently used as a fattening block for beef cattle
- Gently undulating land ensures excellent drainage, enhancing usability and productivity
- Spectacular views across the scenic landscape
- Well-fenced with electric fencing throughout
- Numerous small dams are situated across the property, with the largest dam being licensed and supplying all stock water troughs
- A well-built, one-stand shearing shed with power and a cement yard, ready for use
- Mature shelter belts and eucalyptus trees not only add to the farm's beauty but also provide essential protection and habitat

This property is ideal for those seeking a productive and versatile farming operation with the added benefit of breathtaking natural beauty. Whether you are looking to expand your agricultural interests or simply enjoy a serene rural lifestyle, this farm in Karoola offers it all.